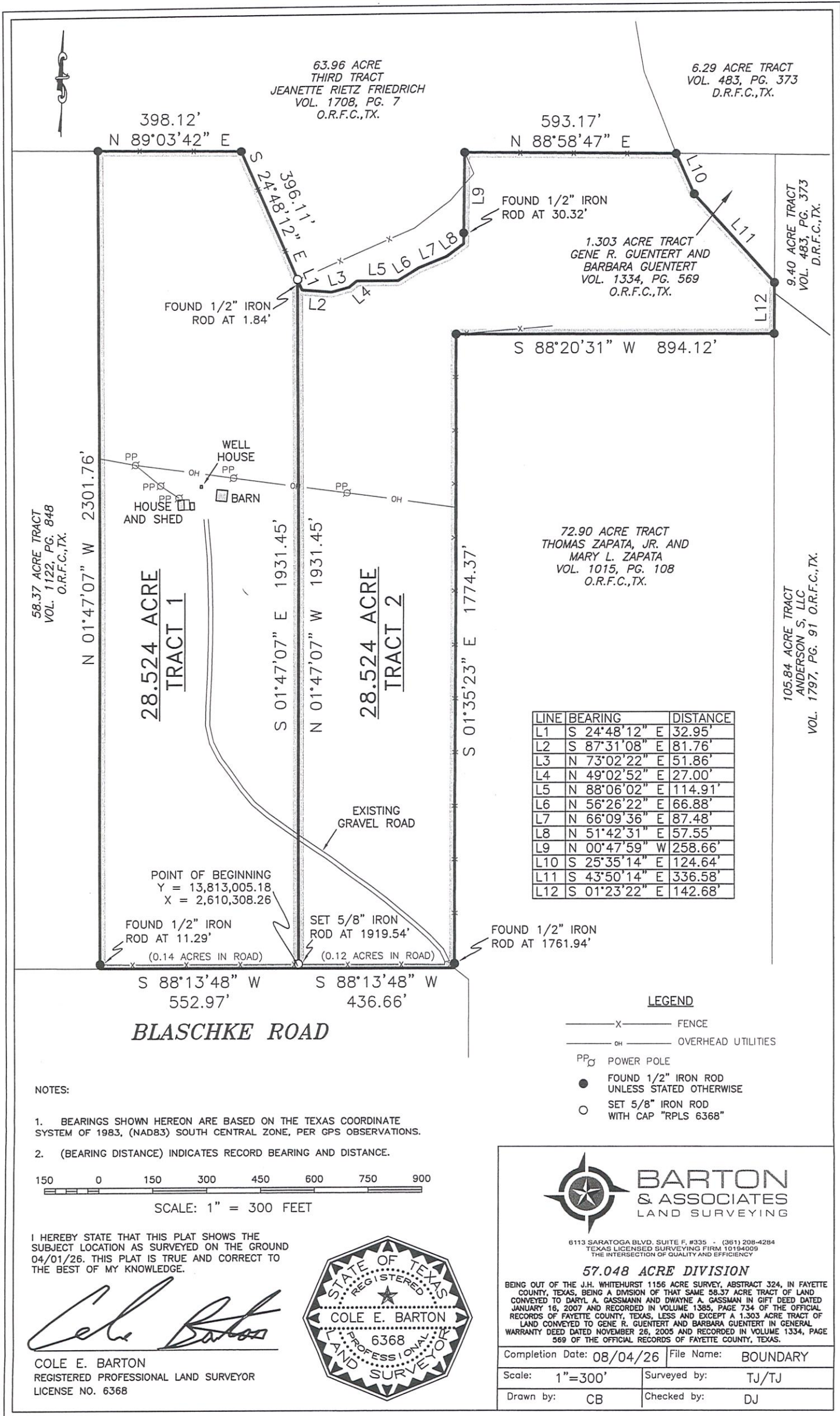






28.524 ACRE TRACT 2

Field Notes Description

BEING OUT OF THE J.H. WHITEHURST 1156 ACRE SURVEY, ABSTRACT 324, IN FAYETTE COUNTY, TEXAS, BEING PART OF THAT SAME 58.37 ACRE TRACT OF LAND CONVEYED TO DARYL A. GASSMANN AND DWAYNE A. GASSMAN IN GIFT DEED DATED JANUARY 16, 2007 AND RECORDED IN VOLUME 1385, PAGE 734 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Being more fully described by metes and bounds as follows:

BEGINNING: at a point, (Y = 13,813,005.18, X = 2,610,308.26), found in the margins of Blaschke Road and the south line of said 58.37 acre tract, being the southeast corner of a 28.524 acre, Tract 1, dually surveyed this day, for the southwest corner of this herein described tract;

THENCE: N 01°47'07" W - across said 58.37 acre tract, along the east line of said 28.524 acre, Tract 1, and the west line of this herein described tract, passing a 5/8" iron rod with cap stamped "RPLS 6368" set at 11.91 feet, and continuing for a **total distance of 1931.45 feet**, to a 5/8" iron rod with cap stamped "RPLS 6368" set in the south line of a 63.96 acre, Third Tract, conveyed to Jeanette Rietz Friedrich in Volume 1708, Page 7 of the Official Records of Fayette County, Texas, being the east corner of said 28.524 acre, Tract 1, for the west corner of this herein described tract;

THENCE: S 24°48'12" E - along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, passing a 1/2" iron rod found at 1.84 feet, and continuing for a **total distance of 32.95 feet**, to a point in the centerline of a branch, being an angle corner of said 63.96 acre tract, same being an angle corner of said 58.37 acre tract, for an angle corner of this herein described tract;

THENCE: S 87°31'08" E - **81.76 feet** along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a point in the centerline of said branch, being an angle corner of said 63.96 acre tract, same being an angle corner of said 58.37 acre tract, for an angle corner of this herein described tract;

THENCE: N 73°02'22" E - **51.86 feet** along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a point in the centerline of said branch, being an angle corner of said 63.96 acre tract, same being an angle corner of said 58.37 acre tract, for an angle corner of this herein described tract;

THENCE: N 49°02'52" E - **27.00 feet** along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a point in the centerline of said branch, being an angle corner of said 63.96 acre tract, same being an angle corner of said 58.37 acre tract, for an angle corner of this herein described tract;

THENCE: N 88°06'02" E - **114.91 feet** along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a point in the centerline of said branch, being an angle corner of said 63.96 acre tract, same being an angle corner of said 58.37 acre tract, for an angle corner of this herein described tract;

THENCE: N 56°26'22" E - **66.88 feet** along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a point in the centerline of said branch, being an angle corner of said 63.96 acre tract, same being an angle corner of said 58.37 acre tract, for an angle corner of this herein described tract;

THENCE: N 66°09'36" E - **87.48 feet** along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a point in the centerline of said branch,

being an angle corner of said 63.96 acre tract, same being an angle corner of said 58.37 acre tract, for an angle corner of this herein described tract;

THENCE: N 51°42'31" E - 57.55 feet along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a point in the centerline of said branch, being an exterior corner of said 63.96 acre tract, same being an interior corner of said 58.37 acre tract, for an interior corner of this herein described tract;

THENCE: N 00°47'59" W - 258.66 feet along the common line of said 63.96 acre tract and the said 58.37 acre tract, to a 1/2" iron rod found, being an interior corner of said 63.96 acre tract, same being an exterior corner of said 58.37 acre tract, for the northwest corner of this herein described tract;

THENCE: N 88°58'47" E - 593.17 feet along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a 1/2" iron rod found, being the southeast corner of said 63.96 acre tract, same being the southwest corner of a 6.29 acre tract described in Volume 483, Page 373 of the Deed Records of Fayette County, Texas, same being the northwest corner of a 1.303 acre tract conveyed to Gene R. Guentert and Barbara Guentert in Volume 1334, Page 569 of the Official Records of Fayette County, Texas, for the northeast corner of this herein described tract;

THENCE: S 25°35'14" E - 124.64 feet along the west line of said 1.303 acre tract and the east line of this herein described tract, to a 1/2" iron rod found, being an angle corner of said 1.303 acre tract, for an angle corner of this herein described tract;

THENCE: S 43°50'14" E - 336.58 feet along the west line of said 1.303 acre tract and the east line of this herein described tract, to a 1/2" iron rod found in the west line of a 9.40 acre tract described in Volume 483, page 373 of the Deed Records of Fayette County, Texas, being the south corner of said 1.303 acre tract, for an exterior corner of this herein described tract;

THENCE: S 01°23'22" E - 142.68 feet along the west line of said 9.40 acre tract, the west line of a 105.84 acre tract conveyed to Anderson S, LLC in Volume 1797, Page 91 of the Official Records of Fayette County, Texas, the east line of said 58.37 acre tract, and the east line of this herein described tract, to a 1/2" iron rod found, being the northeast corner of a 72.90 acre tract conveyed to Thomas Zapata, Jr. and Mary L. Zapata in Volume 1015, Page 108 of the Official Records of Fayette County, Texas, same being the east corner of said 58.37 acre tract, for the east corner of this herein described tract;

THENCE: S 88°20'31" W - 894.12 feet along the north line of said 72.90 acre tract, the south line of said 58.37 acre tract, and the south line of this herein described tract, to a 1/2" iron rod found, being the northwest corner of said 72.90 acre tract, same being an interior corner of said 58.37 acre tract, for an interior corner of this herein described tract;

THENCE: S 01°35'23" E - along the west line of said 72.90 acre tract, the east line of said 58.37 acre tract, and the east line of this herein described tract, passing a 1/2" iron rod found at 1761.94 feet, and continuing for a **total distance of 1774.37 feet**, to a point in the margins of said Blaschke Road, being the southeast corner of said 58.37 acre tract, for the southeast corner of this herein described tract;

THENCE: S 88°13'48" W - 436.66 feet along the margins of said Blaschke Road, the south line of said 58.37 acre tract, and the south line of this herein described tract, to the **POINT OF BEGINNING**, containing within these metes and bounds a 28.524 acre tract, with 0.12 acres in roadway, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "57.048 ACRE DIVISION," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report.

August 4, 2026
Job No. 2603035
CB


COLE E. BARTON
R.P.L.S. No. 6368





28.524 ACRE TRACT 1

Field Notes Description

BEING OUT OF THE J.H. WHITEHURST 1156 ACRE SURVEY, ABSTRACT 324, IN FAYETTE COUNTY, TEXAS, BEING PART OF THAT SAME 58.37 ACRE TRACT OF LAND CONVEYED TO DARYL A. GASSMANN AND DWAYNE A. GASSMAN IN GIFT DEED DATED JANUARY 16, 2007 AND RECORDED IN VOLUME 1385, PAGE 734 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Being more fully described by metes and bounds as follows:

BEGINNING: at a point, (Y = 13,813,005.18, X = 2,610,308.26), found in the margins of Blaschke Road and the south line of said 58.37 acre tract, being the southwest corner of a 28.524 acre, Tract 2, dually surveyed this day, for the southeast corner of this herein described tract;

THENCE: S 88°13'48" W - 552.97 feet along the margins of said Blaschke Road, the south line of said 58.37 acre tract, and the south line of this herein described tract, to a point, being the southeast corner of another 58.37 acre tract described in Volume 1122, Page 848 of the Official Records of Fayette County, Texas, same being the southwest corner of said 58.37 acre tract, for the southwest corner of this herein described tract;

THENCE: N 01°47'07" W - along the common line of said 58.37 acre tracts and the west line of this herein described tract, passing a 1/2" iron rod found at 11.29 feet, and continuing for a **total distance of 2301.76 feet**, to a 1/2" iron rod found in the south line of a 63.96 acre, Third Tract, conveyed to Jeanette Rietz Friedrich in Volume 1708, Page 7 of the Official Records of Fayette County, Texas, being the northeast corner of said second 58.37 acre tract, same being the northwest corner of said 58.37 acre tract, for the northwest corner of this herein described tract;

THENCE: N 89°03'42" E - 398.12 feet along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a 1/2" iron rod found, being an interior corner of said 63.96 acre tract, same being an exterior corner of said 58.37 acre tract, for the northeast corner of this herein described tract;

THENCE: S 24°48'12" E - 396.11 feet along the south line of said 63.96 acre tract, the north line of said 58.37 acre tract, and the north line of this herein described tract, to a 5/8" iron rod with cap stamped "RPLS 6368" set, being the west corner of said 28.524 acre, Tract 2, for the east corner of this herein described tract;

THENCE: S 01°47'07" E - across said 58.37 acre tract, along the west line of said 28.524 acre, Tract 2, and along the east line of this herein described tract, passing a 5/8" iron rod with cap stamped "RPLS 6368" set at 1919.54 feet, and continuing for a **total distance of 1931.45 feet**, to the **POINT OF BEGINNING**, containing within these metes and bounds a 28.524 acre tract, with 0.14 acres in roadway, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "57.048 ACRE DIVISION," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report.

August 4, 2026
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COLE E. BARTON
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