

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
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September 19, 2024

FIELD NOTE DESCRIPTION OF 36.246 ACRES OF LAND OUT OF THE SAMUEL M. WILLIAMS LEAGUE NO. 2, ABSTRACT NO. 112, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (106.70 ACRE) TRACT OF LAND CONVEYED TO PAUL KORENEK AS TRUSTEE FOR PAUL JOHN KALUZA AND EMIL JAMES KALUZA IN A DEED AS RECORDED IN VOLUME 406 PAGE 597 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a $\frac{1}{8}$ " iron rod found at the most southerly southwest corner of that certain (Tract 2-106.70 acre) tract of land conveyed to Paul Korenek, as trustee for Paul John Kaluza and Emil James Kaluza in a deed as recorded in Volume 406 Page 597 of the Deed Records of Fayette County, Texas, and also being at the most northeasterly corner of that certain (Second Tract-106.70 acre) tract of land conveyed to Keith Karl Korenek in a deed as recorded in Volume 613 Page 67, being that same (106.7 acre) tract conveyed to Paul James Korenek in a deed as recorded in Volume 406 Page 605 of the Deed Records of Fayette County, Texas, and being in the westerly line of that certain (15.80 acre) tract of land conveyed to Keith K. Korenek in a deed as recorded in Volume 1222 Page 633 of the Official Records of Fayette County, Texas,

THENCE, with the common line between the Korenek (106.70 acre) tract and the Kaluza (106.70 acre) tract, S 89 deg. 56' 58" W 617.89 feet to a $\frac{1}{8}$ " iron rod found at an angle in the fence and N 56 deg. 00' 17" W 296.79 feet, to a $\frac{1}{8}$ " iron rod set for the most southerly southeast corner and PLACE OF BEGINNING of the tract herein described,

THENCE, continuing with the common line between the Korenek (106.70 acre) tract and the Kaluza (106.70 acre) tract, N 56 deg. 00' 17" W 1872.13 feet, to a $\frac{1}{8}$ " iron rod found at the base of a fence corner post, being at the most southerly corner of that certain (30.00 acre) tract of land conveyed to Keith K. Korenek in a deed as recorded in Volume 1150 Page 602 of the Official Records of Fayette County, Texas, and being for the most southwesterly corner of this tract,

THENCE, with the easterly line of the Korenek (30.00 acre) tract and over and across the Kaluza (106.70 acre) tract, N 06 deg. 41' 40" W 1056.83 feet to a $\frac{1}{8}$ " iron rod found at the most northeasterly corner of the Korenek (30.00 acre) tract, being in the northeasterly line of the Kaluza (106.70 acre) tract, also being in the southwesterly line of that certain (106.70 acre) tract of land conveyed to Lola Taylor in a deed as recorded in Volume 466 Page 608 of the Deed Records of Fayette County, Texas, having been conveyed to Keith Korenek and Taylor Paul Korenek in a will recorded in Cause Number 12383, and filed April 25, 2018, with the County Clerk of Fayette County, Texas, and being for the most northwesterly corner of this tract,

THENCE, with the common line between the Kaluza (106.70 acre) tract and the Taylor (106.70 acre) tract, S 52 deg. 08' 52" E 2320.29 feet, to a $\frac{1}{8}$ " iron rod set, and S 62 deg. 33' 44" E 555.81 feet, to a $\frac{1}{8}$ " iron rod found at the base of a fence corner post, being at the most southeasterly corner of the Taylor tract, and being at an angle in the northerly line of the Kaluza (106.70 acre) tract, and also being at the most southwesterly corner of that certain (3.166 acre) tract of land conveyed to Zackry Ezer and Shannon Ezer in a deed as recorded in Volume 1783 Page 920 of the Official Records of Fayette County, Texas, and being at an angle in the northerly line of this tract,

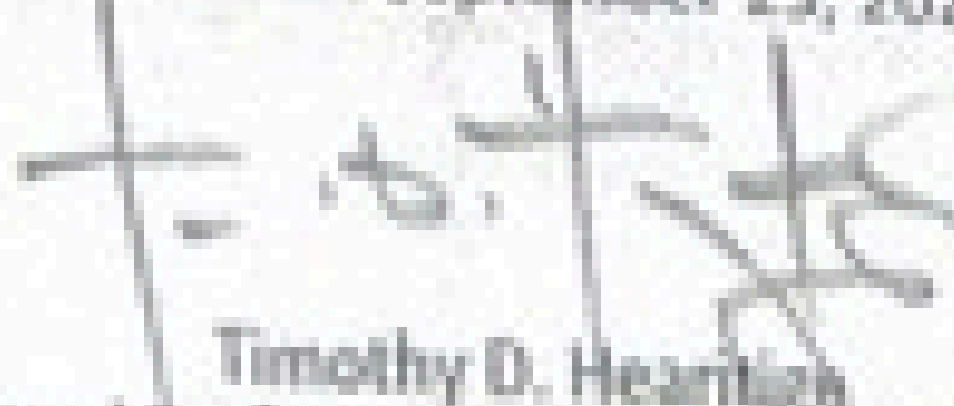
THENCE, with the common line between the Kaluza (106.70 acre) tract and the Ezer (3.166 acre) tract, S 85 deg. 42' 20" E 213.66 feet, to a point in the center of a gravel drive, being at the most northwesterly corner of that certain (0.028 acre) tract of land conveyed to Paul John Kaluza in a deed as recorded in Volume 1538 Page 27 of the Official Records of Fayette County, Texas, being the same (0.028 acre) easement tract described in the Ezer deed, and being for the most northeasterly corner of this tract, and from which a $\frac{1}{8}$ " iron rod found bears: N 88 deg. 01' 37" E 11.57 feet,

THENCE, with the westerly line of the (0.28 acre) tract, and the westerly line of the Korenek (15.80 acre) tract S 00 deg. 05' 11" E 123.29 feet to a $\frac{1}{8}$ " iron rod set for the most easterly southeast corner of this tract,

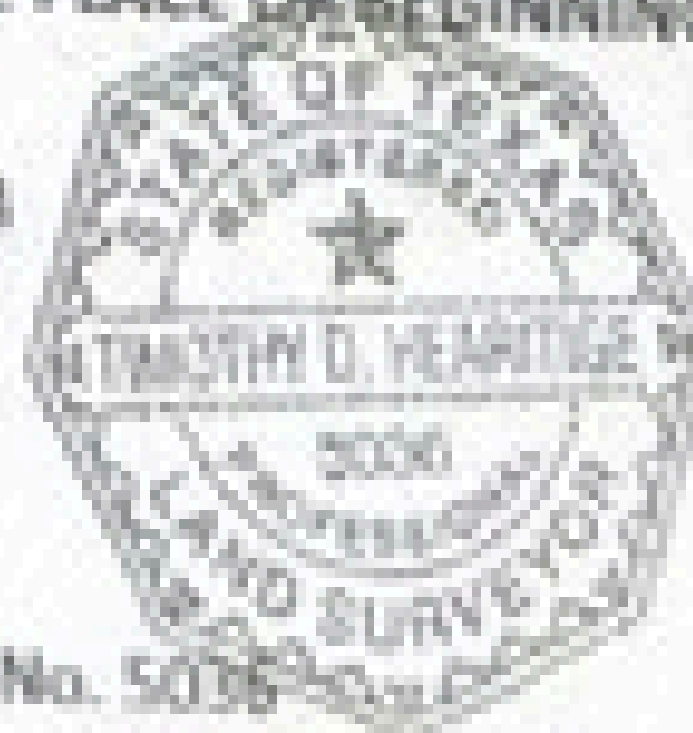
THENCE, leaving the westerly line of the Korenek (15.80 acre) tract, and over and across the Kaluza (106.70 acre) tract, N 67 deg. 10' 57" W 250.74 feet to a $\frac{1}{8}$ " iron rod set, N 71 deg. 33' 02" W 409.61 feet to a $\frac{1}{8}$ " iron rod set and S 25 deg. 47' 38" W 559.84 feet to the PLACE OF BEGINNING, in all containing 36.246 acres of land.

SURVEYED: September 23, 2024

BY:


Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036



see accompanying map no. C 240028

SCALE 1" = 400'

NOTES: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.

2) NO recorded evidence has been found giving the tract access to a public road, although this tract has been using Moch Road for access since at least 1967. The portion of Moch Road, which adjoins this tract, is NOT county maintained.

SURVEY MAP OF:

46.122 ACRES OF LAND OUT OF THE SAMUEL M. WILLIAMS LEAGUE NO. 2, ABSTRACT NO. 112, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (106.70 ACRE) TRACT OF LAND CONVEYED TO PAUL KORENEK AS TRUSTEE FOR PAUL JOHN KALUZA AND EMIL JAMES KALUZA IN A DEED AS RECORDED IN VOLUME 408 PAGE 597 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED ON MACH ROAD, SOUTHWEST OF LA GRANGE.

Keith K. Korenek
(30.00 acres)
1150/602

Keith Korenek &
Taylor Paul Korenek
(will)
Cause No 12383
Filed 4-25-2018

Lola Taylor
(106.70 acres)
406/608

Lloyd Frey
(9.179 acre)
1503/589

APPROXIMATE
location of
100 year flood plane
as SCALED from
FEMA maps

Zackry Ezer &
Shannon Ezer
(3.166 acres)
1783/920

Mike Charles
Maney
(17.863 acres)
1773/763

Curtis Lane
Brawley &
Kari Lynn
Brawley
(43.187
acres)
1781/802

Paul Korenek
as trustee for
Paul John Kaluza &
Emil James Kaluza
(Tract 2-106.70 acres)
406/597

36.246
Acres

Keith Karl
Korenek
(Second Tract-
106.70 acres)
613/67 &
406/605

Zackry Ezer &
Shannon Ezer
(Easement Tract
One-0.028 acres)
1783/920

Glenn Hollas &
Renee Hollas
(35.27 acres)
1072/180

9.876
Acres

2.794 acre-
access
easement/
1509/589,
1773/763,
1781/802,
1783/920

Keith K. Korenek
(15.80 acres)
1222/633

- LEGEND**
- 1/2" Iron Rod Found
 - ⊗ 1/2" Iron Pipe Found
 - 1/2" Iron Rod Set
 - Wire Fence
 - Existing Utility Line
 - - - Record Bearing & Distance

THE STATE OF TEXAS
COUNTY OF FAYETTE

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon. This property is located in Zone X (other areas determined to be outside the 1% annual chance of flood according to Federal Emergency Management Agency Flood Rate Map 480815-0245 C, Dated October 17, 2014).

THIS the 18th day of SEPTEMBER, A.D. 2024



Timothy D. Hearsh
Reg. Professional Surveyor No. 6336

COMPANYING FIELD NOTE-DESCRIPTION
TIGER SURVEYING CO.
1001 West Point Loop, West Point, Texas 78963
19791242-3485 C 240028