

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
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Registered Professional Land Surveyor No. 5036
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December 17, 2020

FIELD NOTE DESCRIPTION OF 5.591 ACRES OF LAND OUT OF THE JAMES WINN LEAGUE, ABSTRACT NO. 114, IN FAYETTE COUNTY, TEXAS, BEING ALL OF LOT 7 AND A PORTION OF LOT 6 OF THE BYBEE-KRAUSE FARM SUBDIVISION, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 70 OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN (TRACT 1-2.49 ACRE AND TRACT 2-3.101 ACRE) TRACTS OF LAND CONVEYED TO THE JEANNETTE A. BURGER FAMILY TRUST IN A DEED AS RECORDED IN VOLUME 1616 PAGE 542 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the common northwesterly corner between Lot 7 and Lot 8, both of the Bybee-Krause Farm Subdivision, a subdivision in Fayette County, Texas, according to the map or plat thereof recorded in Volume 2 Page 70 of the Plat Records of Fayette County, Texas, and being at the most northerly corner of that certain (Tract 2-3.101 acre) tract of land conveyed to the Jeannette A. Burger Family Trust in a deed as recorded in Volume 1616 Page 542 of the Official Records of Fayette County, Texas, and being for the most northerly corner of the tract herein described,

THENCE, with the common line between Lots 7 and 8, **S 46 deg. 03' 00" E 475.40 feet** to a ½" iron rod found in the southwesterly right-of-way line of BYBEE ROAD, and being for the most northeasterly corner of this tract,

THENCE, with the southwesterly right-of-way line of Bybee Road, along a curve to the left, having a radius of 50.00 feet, and a chord which bears **S 01 deg. 46' 05" W 70.74 feet** to a ½" iron rod found, and **S 31 deg. 40' 50" E 111.83 feet** to a ½" iron rod found in the northeasterly line of Lot 6, of said Bybee Krause Subdivision, being at the most southeasterly corner of that certain (Tract 1-2.49 acre) tract of land conveyed to the Jeannette A. Burger Family Trust in a deed as recorded in Volume 1616 Page 542 of the Official Records of Fayette County, Texas, and being at the most northerly corner of that certain (5.047 acre) tract of land conveyed to C & C Serenity Hill, L.L.C., a Texas Limited Liability Company, in a deed as recorded in Volume 1752 Page 42 of the Official Records of Fayette County, Texas, and being for the most southeasterly corner of this tract,

THENCE, leaving said right-of-way line, and over and across said Lot 6, and with the common line between the Burger (2.49 acre) tract and the C and C tract, **S 87 deg. 38' 17" W 888.44 feet** to a ½" iron rod found at the base of a fence corner post, being at the most northerly corner of that certain (18.005 acre) tract of land conveyed to Rebecca Brau Mayer, as trustee for John Clayton Mayer in a deed as recorded in Volume 891 Page 242 of the Deed Records of Fayette County, Texas, and being at an angle in the southeasterly line of that certain (21.23 acre) tract of land conveyed to the Barr Family Living Trust in a deed as recorded in Volume 1522 Page 247 of the Official Records of Fayette County, Texas, and being for the most westerly corner of the tract herein described,

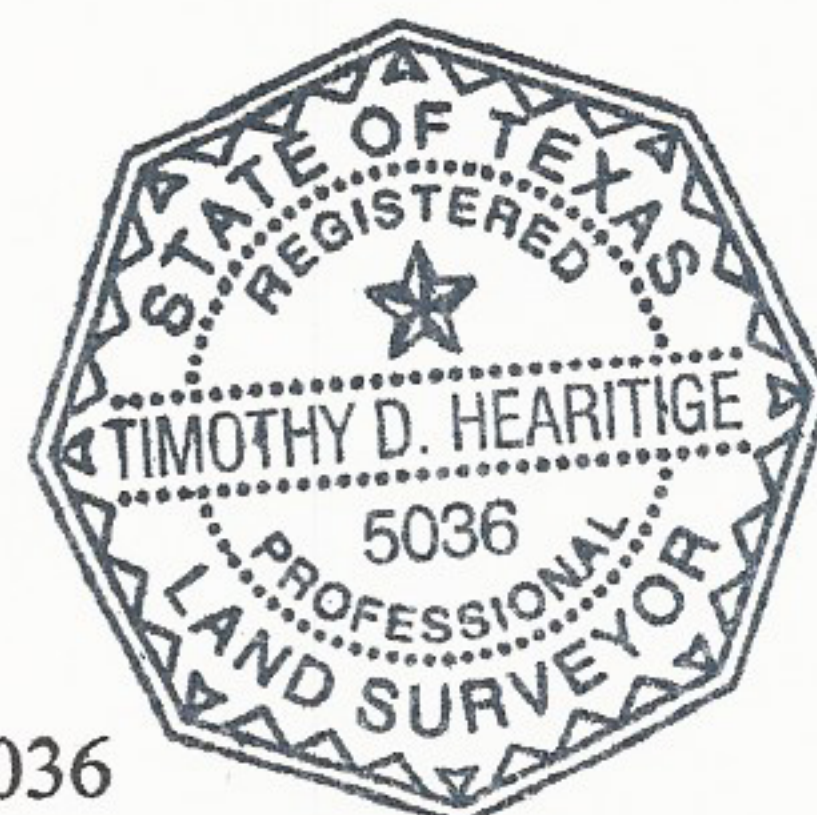
THENCE, with the common line between the Burger tracts and the Barr tract **N 42 deg. 32' 25" E 249.81 feet** to a ½" iron rod found, and **N 42 deg. 33' 59" E 473.02 feet** to the **PLACE OF BEGINNING**, in all containing **5.591 acres** of land.

SURVEYED: December 17, 2020

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036



see accompanying map no. C 160060a

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DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
12/17/2020	SURVEY MAP OF:	\$675.00		
	5.591 ACRES OF LAND OUT OF THE JAMES WINN LEAGUE, ABSTRACT NO. 114, IN FAYETTE COUNTY, TEXAS, BEING ALL OF LOT 7 AND A PORTION OF LOT 6 OF THE BYBEE-KRAUSE FARM SUBDIVISION, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 70 OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN (TRACT 1-2.49 ACRE AND TRACT 2-3.101 ACRE) TRACTS OF LAND CONVEYED TO THE JEANNETTE A. BURGER FAMILY TRUST IN A DEED AS RECORDED IN VOLUME 1616 PAGE 542 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.			
	TAX	\$ 45.56		
	TOTAL DUE			\$720.56