

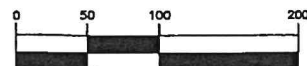
458 SQ FT CALLS		
LINE	BEARING	DISTANCE
L1	S35°07'28"W	6.15'
L2	N61°12'50"W	39.70'
L3	N14°03'26"E	16.59'
L4	S48°39'28"E	45.69'

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0150C dated October 17, 2006.

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01°07'50"
Combined Factor = 0.9999275

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- ⊙ - 1/2" Iron rod found
- - 1/2" Iron rod set
- E ——— Overhead electric line
- — Utility Pole
- — Fiber optic box
- X ——— Wire fence line
- — Wood fence
- — Chain link fence

Field Book 579

Concord Baptist Church
2 Ac. (Deed)
Vol. 46, Pg. 615
F.C.D.R.

458 SQ. FT.

Gravel driveway
from adjoining tract
crosses Subject Tract

Robert Sanders
3.6 Ac. (Deed)
Vol. 521, Pg. 469
F.C.D.R.

PLACE OF COMMENCEMENT
N 13,942,817.44'
E 2,698,282.12'

1/2" Iron rod
found bears
S41°50'54"W,
0.58'

Richard Hepler
0.336 Ac. (Deed)
Vol. 1720, Pg. 738
F.C.O.R.

State of Texas
60' right-of-way
Vol. 246, Pg. 172
F.C.D.R.

EASEMENTS OF RECORD (Alamo Title Insurance Co. GF No. FA2-21-173 effective August 27, 2021 and issued September 8, 2021)

Fayette County Groundwater Conservation District Rules
Vol. 1260, Pg. 142;
Vol. 1384, Pg. 493
F.C.O.R.

Lee, Fayette Colorado Counties Cummins Creek W.C.I.D. No. 1 Petition for Organization
Vol. 286, Pg. 370; Vol. 291, Pg. 148
Vol. 291, Pg. 625; Vol. 1842, Pg. 435
Vol. 1874, Pg. 160; Vol. 1976, Pg. 380
F.C.O.R.

West End Water Supply
15' wide Water line easement
(no locative description - easement confined to "as-built" location of water line)
Vol. 556, Pg. 326
F.C.D.R.

Bluebonnet Electric Co-op
30' electric easement
(no locative description - easement confined to "as-built" location of water line)
Vol. 1946, Pg. 865
F.C.O.R.

4.128 ACRES

Jon Perez
Residual of 4.231 Ac.
Vol. 1656, Pg. 258
F.C.O.R.

3/8" Iron rod found

Kevin Harper
0.912 Ac. (Deed)
Vol. 1673, Pg. 426
F.C.O.R.

Suffield Management Trust
1.173 Ac. (Deed)
Vol. 1699, Pg. 344
F.C.O.R.

Phillip Terrell
0.603 Ac. (Deed)
Vol. 1282, Pg. 87
F.C.O.R.

STATE OF TEXAS

COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II TSPS Land Title Survey.

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
November 2, 2021
Revised November 4, 2021



S:\Kevin\Land Projects\3\20-7739\dwg\21-8202b
BEFCO Job No. 21-8202

PLAT SHOWING THE SURVEY AND DIVISION OF A 4.138 ACRE TRACT SITUATED IN THE JAMES WINN LEAGUE, A-114, IN FAYETTE COUNTY, TEXAS, ALSO BEING WITHIN THE TOWN LIMITS OF ROUND TOP, TEXAS, BEING COMPRISED OF THE FOLLOWING:

RESIDUAL OF THAT TRACT DESCRIBED AS 4.231 ACRES IN A DEED FROM RANDALL BANIK, ET AL, TO JON PEREZ DATED JULY 25, 2013 AND RECORDED IN VOLUME 1656, PAGE 258 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY;

ALL OF THAT TRACT DESCRIBED AS 0.220 ACRE IN AN AGREED JUDGEMENT IN FAVOR OF JON PEREZ DATED OCTOBER 26, 2021 AND RECORDED IN VOLUME 2018, PAGE 512 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY.

EXHIBIT "B"

INST. #22-00195
Vol:2028 Page:772