



Apex Surveying, LLC

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METES AND BOUNDS DESCRIPTION

23.189 ACRE TRACT

Benjamin Greenville Survey

A - 50

Fayette County, Texas

Being a 23.189 acres tract of land out of the Benjamin Greenville Survey, A-50, Fayette County, Texas, being the remainder of that certain called 25.21 acres tract of land to Linda Mueck in Volume 1871, Page 377 of the Official Records of Fayette County (O.R.F.C.), Texas, said 23.189 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the east corner of said 25.21 acres remainder tract, being the south corner of a called 100.00 acres tract of land to Ricky Meinen in Volume 890, Page 913 of the Deed Records of Fayette County, also being on the northwest line of Halamicek Loop, for the east corner of this of this;

THENCE with the southeast line of said 25.21 acres remainder tract, common boundary with said Halamicek Loop, S 41°40'00" W a distance of 359.48 feet to a 1/2 inch iron rod with a blue cap marked found on the southeast line of said 25.21 acres remainder tract, being on the northwest line of said Halamicek Loop, also being the east corner of a called 2.00 acres tract of land to Susan King in Volume 1975, Page 51 O.R.F.C., from which point a 1/2 inch iron rod found for reference bears S 41°41'50" W a distance of 224.85 feet, for the southeast corner of this;

THENCE through and across said 25.21 acres remainder tract, common boundary with said 2.00 acres tract, the following two (2) courses:

- 1.) N 48°15'17" W a distance of 387.24 feet to a 1/2 inch iron rod with a blue cap found;
- 2.) S 41°45'15" W a distance of 224.84 feet to a 1/2 inch iron rod with a blue cap found on the southwest line of said 25.21 acres remainder tract, being the west corner of said 2.00 acres tract, also being on the northeast line of the remainder of a called 25.00 acres tract of land to Jeffrey Cyr in Volume 1172, Page 631 O.R.F.C., from which point a 1/2 inch iron rod with a red cap found for reference bears S 46°37'05" E a distance of 16.38 feet, for the southwest corner of this;

THENCE with the southwest line of said 25.21 acres remainder tract, common boundary with said 25.00 acres remainder tract, N 48°20'14" W a distance of 1414.65 feet to a 1/2 inch iron rod found at the west corner of said 25.21 acres remainder tract, being the north corner of said 25.00 acres remainder tract, also being on the southeast line of a called 106.742 acres tract of land to Huber Land & Cattle, LLC in Volume 1856, Page 5 O.R.F.C., for the west corner of this;

THENCE with the northwest line of said 25.21 acres remainder tract, common boundary with said 106.742 acres tract, N 20°02'35" E a distance of 604.16 feet to a 1/2 inch iron rod found at the north corner of said 25.21 acres remainder tract, being the east corner of said 106.742 acres tract, also being on the southwest line of said 100.00 acres tract, for the north corner of this;

THENCE with the northeast line of said 25.21 acres remainder tract, common boundary with said 100.00 acres tract, S 48°57'45" E a distance of 2024.99 feet to the **POINT OF BEGINNING** and containing 23.189 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas South Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by Kevin Weiss, Registered Professional Land Surveyor #6851.

May 7, 2021

Kevin Weiss

Kevin Weiss

RPLS No. 6851

Firm #10194649

Job# 21-044

