

GRAPHIC SCALE



LEGEND

- - 1/2" iron rod found (or as noted)
- - 5/8" iron rod/concrete found
- Ou — Overhead utility line
- U — Utility Pole
- W — Water meter
- T — Telephone pedestal
- F — Fiber optic pull-box
- Wire fence line

Bearing, distance and coordinates shown herein are based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).
 Convergence = +017013"
 Combined Factor = 0.9999901

NOTE: A significant portion of the subject tract is designated ZONE "X", Flood Insurance Rate Map (FIRM) No. 48149C0240C dated October 17, 2008. Remainder of tract is designated unshaded ZONE "X".

PLAT SHOWING THE SURVEY OF A 1.264 ACRE TRACT SITUATED IN THE WM. H. TAYLOR LEAGUE, A-97, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS 1.264 ACRES IN A DEED FROM LOUIS ARMSTRONG, ET UX, TO DAVID SCHNEIDER DATED APRIL 28, 1997 AND RECORDED IN VOLUME 987, PAGE 423 OF THE DEED RECORDS OF FAYETTE COUNTY

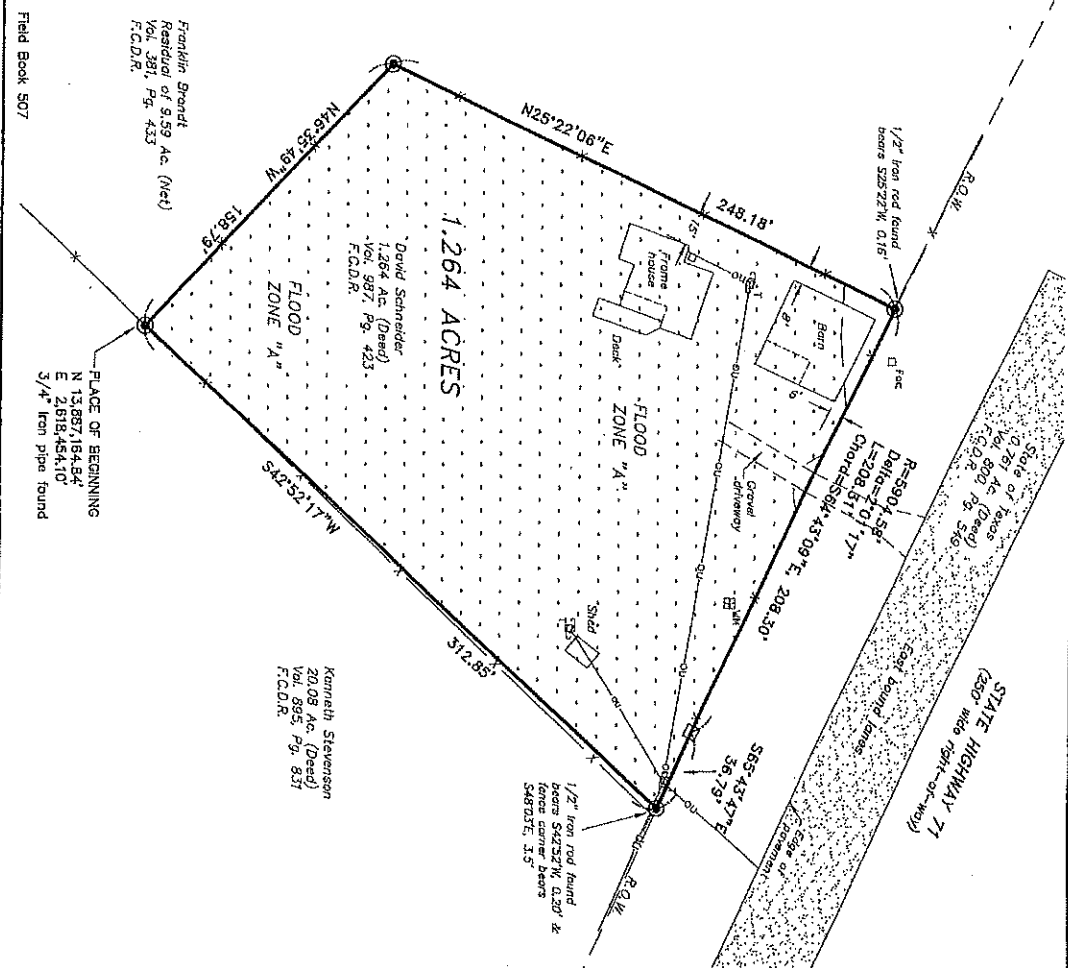
STATE OF TEXAS
 COUNTY OF FAYETTE

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 professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category I-A, Condition III Land Title Survey.



S:\Kevin\Land Projects 3\17-6858\dwg\17-6858c
 BECO Job No. 17-6858

Kevin Von Minden, R.P.L.S.
 Registration No. 4438
 BECO ENGINEERING, INC.
 Firm No. 10001700
 La Grange, Texas
 979-968-6474
 February 1, 2017



EASEMENTS OF RECORD (First American Title Guaranty Co. of No. 17-17-012 dated January 20, 2017)

Fayette County Groundwater Cooperative Blanket electric easement (no locative description) Vol. 1280, Pg. 1453 F.C.D.R.

Fayette Electric Cooperative Blanket electric easement (no locative description) Vol. 178, Pg. 48 F.C.D.R.

(*)Fayette Water Supply Corp. Water line easement Vol. 475, Pg. 422 F.C.D.R.

(*) These easements, by specific description, are across a portion of the parent tract which lies within the current right-of-way of State Highway 71 and do not directly affect the Subject tract.

Fayette Water Supply Corp. 15' Water line easement (no locative description) Vol. 475, Pg. 54 F.C.D.R.

Colorado Valley Telephone Cooperative Telecommunications easement (no locative description) Vol. 1619, Pg. 454 F.C.D.R.

Kenneth Stevenson
 20.08 Ac. (Deed)
 Vol. 895, Pg. 837
 F.C.D.R.

David Schneider
 1.264 Ac. (Deed)
 Vol. 987, Pg. 423
 F.C.D.R.

Franklin Grant
 Residual of 9.59 Ac. (Net)
 Vol. 381, Pg. 433
 F.C.D.R.

Field Book 507

STATE OF TEXAS
COUNTY OF FAYETTE

DAVID SCHNEIDER ESTATE
1.264 ACRES

All that certain tract or parcel of land containing 1.264 acres situated in the Wm. H. Taylor League, A-97, in Fayette County, Texas, and being that same tract described as 1.264 acres in a deed from Louis Armstrong, et ux, to David Schneider dated April 28, 1997 and recorded in Volume 987, Page 423 of the Deed Records of Fayette County, said 1.264 acre tract being more particularly described by metes and bounds as follows:

Beginning at 3/4" iron pipe found at an angle point in the Northwest line of the (called) 20.08 acre Kenneth Stevenson tract (Vol. 895, Pg. 831 F.C.D.R.) for the Southerly East corner of the residual of the (called-net) 9.59 acre Franklin Brandt tract (Vol. 381, Pg. 433 F.C.D.R.), the South corner of said (called) 1.264 acre Schneider tract, the South corner of the tract herein described and the **PLACE OF BEGINNING**, said point having a coordinate value of North = 13,887,164.84 feet and East = 2,618,454.10 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence North 46 degrees 35 minutes 49 seconds West, 158.79 feet along the common line between said (called-net) 9.59 acre Brandt tract and said (called) 1.264 acre Schneider tract to a 1/2" iron rod found for an inside corner of said Brandt tract, the West corner of said Schneider tract and the West corner of the tract herein described;

Thence North 25 degrees 22 minutes 06 seconds East, 248.18 feet along said common line to a point in the curving Southwest right-of-way line of State Highway 71 (250 feet wide - Vol. 800, Pg. 549 F.C.D.R.) for the Northerly East corner of the residual of said Brandt tract, the North corner of said (called) 1.264 acre Schneider tract and the North corner of the tract herein described, from which a 1/2" iron rod found bears South 25 degrees 22 minutes West, 0.16 feet;

Thence Southeasterly, along said Southwest right-of-way line with a curve to the left (Curve Data: Radius = 5,904.58 feet; Delta = 02 degrees 01 minute 17 seconds Left; Chord = South 64 degrees 43 minutes 09 seconds East, 208.30 feet) an arc distance of 208.31 feet to a 5/8" iron rod found in concrete for the P.T. of said curve;

Thence South 65 degrees 43 minutes 47 seconds East, 36.79 feet along said Southwest highway right-of-way line to a point for the North corner of said (called) 20.08 acre Kenneth Stevenson tract, the East corner of said Schneider tract and the East corner of the tract herein described, from which a 1/2" iron rod found bears South 42 degrees 52 minutes West, 0.20 feet and a fence corner found bears South 48 degrees 03 minutes East, 3.5 feet;

DAVID SCHNEIDER ESTATE
1.264 ACRES
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Thence South 42 degrees 52 minutes 17 seconds West, departing said State Highway 71 right-of-way line, 312.85 feet along the common line between said Stevenson tract and said Schneider tract to the PLACE OF BEGINNING and containing 1.264 acres.

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 00 minutes 19 seconds. Combined factor = 0.9999051.

STATE OF TEXAS

COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4438
February 1, 2017
BEFCO Job No. 17-6868

