

SURVEY MAP OF:

13.364 ACRES OF LAND OUT OF THE MIGUEL MULDOON LEAGUE NO. 14, ABSTRACT NO. 76, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (TRACT TWO-37.893 ACRE) TRACT OF LAND CONVEYED TO MELBA LEE HOOD RICHTER IN ADEED AS RECORDED IN VOLUME 1501 PAGE 615 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED ON FM 609, INTERSTATE HIGHWAY 10, AND WESSELS LANE, NORTH OF FLATONIA.

H. Novak, I.P.
a Texas Limited Partnership
(73.00 acres)
1297/243

SCALE 1" = 150'

CTR Energy, Inc.
a Texas Series Limited Liability Co.
(8.119 acres) 1801/400.
(Tract Two-0.095 acres)
1603/392



LEGEND

- 1/2" Iron Rod Found
- 3" Iron Pipe Found
- 1/2" Iron Rod Set
- Wire Fence
- Overhead 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, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 4.80815 0550 C, Dated October 17, 2005.

THIS the 7th day of JULY, A.D. 2023

BY **Timothy D. Hearitige**
Reg Professional Surveyor No. 5036

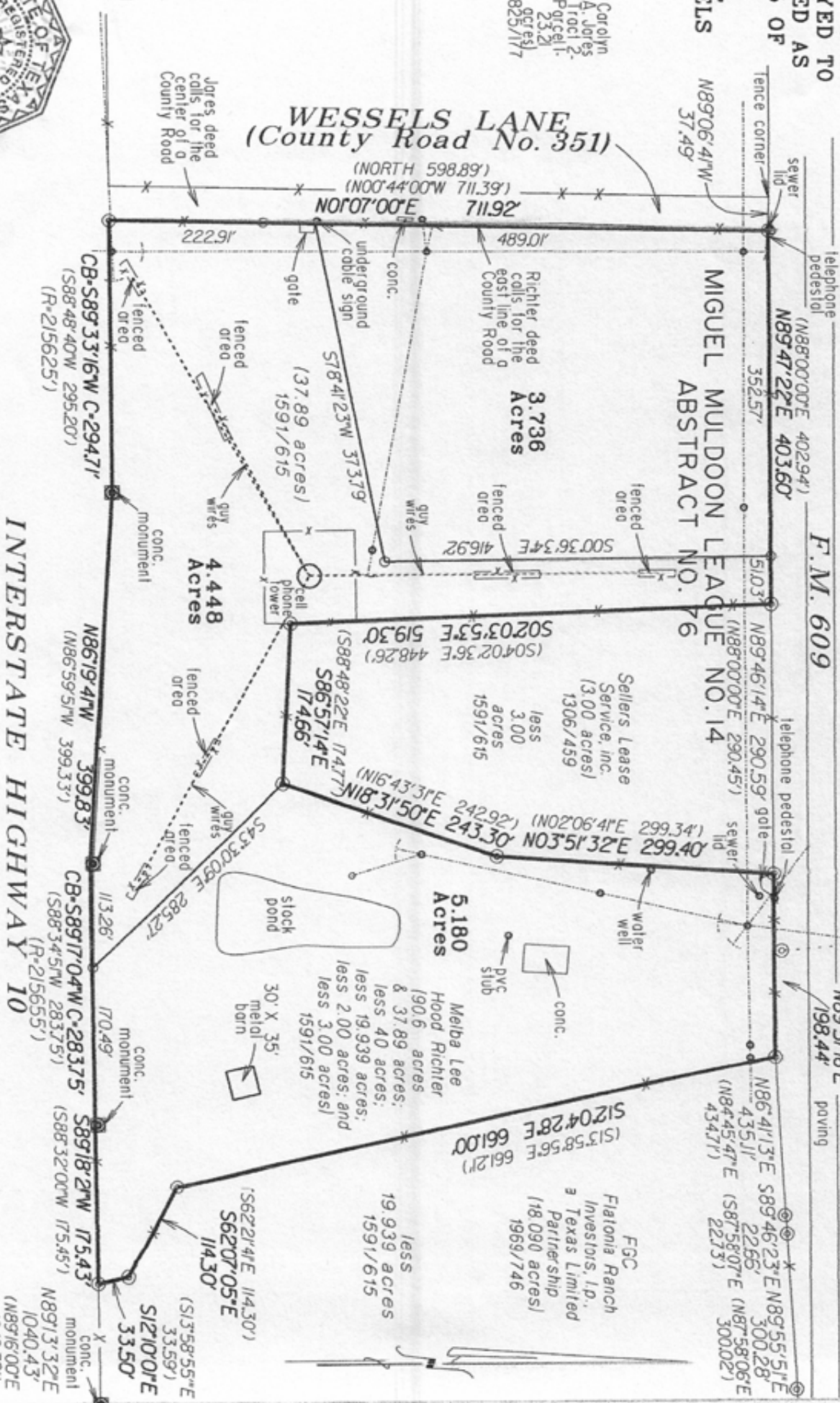


NOTES: 1) This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may NOT be shown hereon.

2) This division has NOT been submitted to Fayette County for Subdivision Approval, and this division will need to be approved by the County Inspector, before development of these tracts can occur.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
(979)242-3485
C 236010



HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963
Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

July 28, 2023

FIELD NOTE DESCRIPTION OF 3.736 ACRES OF LAND OUT OF THE
MIGUEL MULDOON LEAGUE NO. 14, ABSTRACT NO. 76, IN FAYETTE
COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN
(TRACT TWO-37.893 ACRE) TRACT OF LAND CONVEYED TO MELBA
LEE HOOD RICHTER IN A DEED AS RECORDED IN VOLUME 1501
PAGE 615 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY,
TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the base of a fence corner post at the
intersection of the southerly right-of-way line of F.M. 609, and the easterly right-
of-way line of Wessels Lane (County Road No. 351), being at the most
northwestern corner of that certain (Tract Two-37.893 acre) tract of land
conveyed to Melba Lee Hood Richter in a deed as recorded in Volume 1501 Page
615 of the Official Records of Fayette County, Texas, and being for the most
northwestern corner of the tract herein described,

THENCE, with the southerly right-of-way line of F.M. 609, and the northerly line
of the Richter tract, N 89 deg. 47' 22" E 352.57 feet, to a 1/2" iron rod set for the
most northeasterly corner of this tract, and from which a 1/2" iron rod found at the
base of a fence corner post at the most northwestern corner of that certain (3.00
acre) tract of land conveyed to Sellers Lease Service, Inc, in a deed as recorded in
Volume 1306 Page 459 of the Official Records of Fayette County, Texas (also
being that same (3.00 acre) tract of land excepted out of the Richter deed), bears
N 89 deg. 47' 22" E 51.03 feet,

THENCE, leaving the southerly right-of-way line of F.M. 609, S 00 deg. 36' 34"
E 416.92 feet, to a 1/2" iron rod set in the interior of the Richter tract, being for the
most southeasterly corner of this tract,

THENCE, S 78 deg. 41' 23" W 373.79 feet, to a 1/2" iron rod set at the base of a
northerly gate post in the easterly right-of-way line of Wessels Lane, being in the
westerly line of the Richter tract, and being for the most southwesterly corner of
this tract, and from which another 1/2" iron rod found at the base of a fence corner
post in the northerly right-of-way line of Interstate Highway 10, bears S 01 deg.

THENCE, with the easterly right-of-way line of Wessels Lane, being the westerly
line of the Richter tract, N 01 deg. 07' 00" E 489.01 feet, to the PLACE OF
BEGINNING, in all containing 3.736 acres of land.

SURVEYED: July 28, 2023

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 236010