

Muras Land Surveying, Inc.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
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STATE OF TEXAS ()

COUNTY OF FAYETTE ()

28.24 Acre Tract of Land

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the J. M. Molino 1/3 League, A-235, same being a part of that 130.56 acre tract of land described in a deed from Edmund E. Hollub, III and wife, Paula Hollub to Bob Lamar Duncan and wife, Victoria Anne Trahan, dated September 29, 2000 and recorded in Volume 1112, Page 381 of the Official Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found at a corner post for the Northwest corner, same being the Northwest corner of the said 130.56 acre tract of land, same being the Northeast corner of a 62.52 acre tract of land described in Volume 564, Page 765, same lying in the South margin of a county road named West Parker Road;

THENCE, along the North boundary of said 130.56 acre tract of land and the South margin of West Parker Road, N 89°29'00" E 1045.5 feet to a point and N 89°53'31" E 644.41 feet to an iron rod set for the Northeast corner;

THENCE, severing said 130.56 acre tract, SOUTH 697.32 feet to an iron rod set for the Southeast corner;

THENCE, S 75°00'00" W 612.04 feet to an iron rod set and N 74°55'40"W 1138.39 feet to an iron rod set for the Southwest corner, same lying in the West boundary of said 130.56 acre tract of land, same lying in the East boundary of said 62.52 acre tract of land;

THENCE, along the West boundary of said 130.56 acre tract of land and the East boundary of said 62.52 acre tract of land, N 00°03'24" E 549.07 feet to the place of beginning, containing 28.24 acres of land.

NOTE: These field notes are to accompany the plat of the 28.24 ac. tract.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

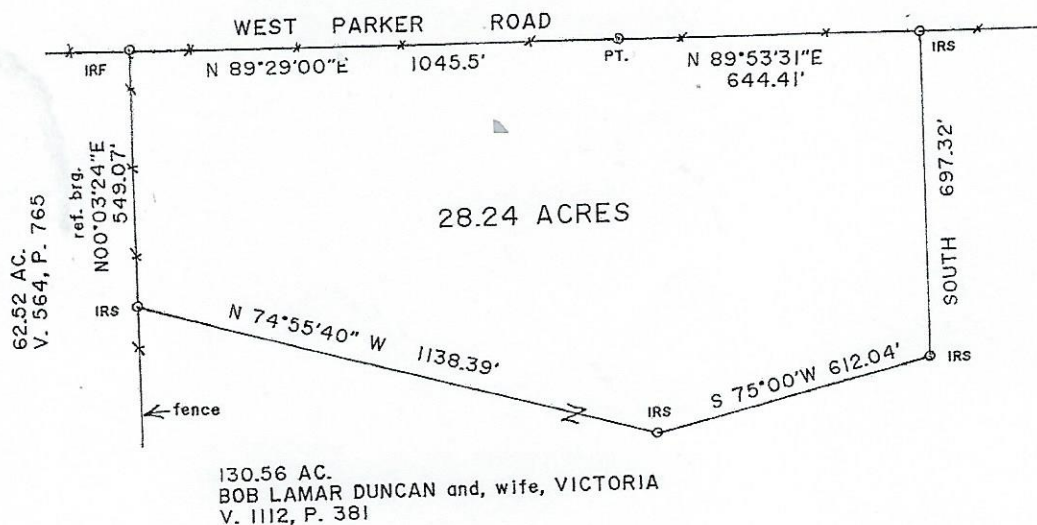
The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, and that said property has access to and from a dedicated roadway.



Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
September 10, 2024

SEAL:





SUBJECT TO:
FAYETTE ELECTRIC COOP.
V. 217, P. 283
FAYETTE WATER SUPPLY
V. 518, P. 879

28.24 ACRE TRACT of LAND
J. M. MOLINO 1/3 LEAGUE, A-235
FAYETTE COUNTY, TEXAS
SCALE: 1" = 300'
IRF = Iron rod found
IRS = Iron rod set.

NOTE: This plat is accompanied with field notes.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, and that said property has access to and from a dedicated roadway.

Tim W. Muras
Tim W. Muras, R.P.L.S.

Registered Professional Land Surveyor No. 4401

Schulenburg, Texas

August 19, 2024

September 10, 2024

