

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

LEGEND

- ⊙ - 1/2" Iron rod found
- ⊖ - 1/2" Iron rod set
- ⊕<sup>VM</sup> - Water meter
- ⊕<sup>G</sup> - Gas meter
- ⊙ - Light pole
- ⊕ - Transformer
- ⊕ - Fire hydrant
- x — - Wire fenceline
- o — - Iron fence
- □ — - Wood fence
- BL - Building line
- PUE - Public utility easement

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (CORS 96).

Convergence = +01'02"43"  
Combined Factor = 0.99989909

NOTE: Subject tract is designated ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0265C dated October 17, 2006.

EASEMENTS OF RECORD (Chicago Title Insurance Company Commitment GF No. FA-19-392 issued November 1, 2019, effective October 23, 2019)

Covenants, conditions, easements, building lines, etc.  
Plat Vol. 2, Pg. 166  
Vol. 407, Pg. 170  
Vol. 1548, Pg. 704  
Vol. 1640, Pg. 394  
Vol. 1660, Pg. 583  
Vol. 1796, Pg. 806

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

Frisch Auf Inc.  
General utility easements (no locative description)  
Vol. 407, Pg. 170  
F.C.D.R.

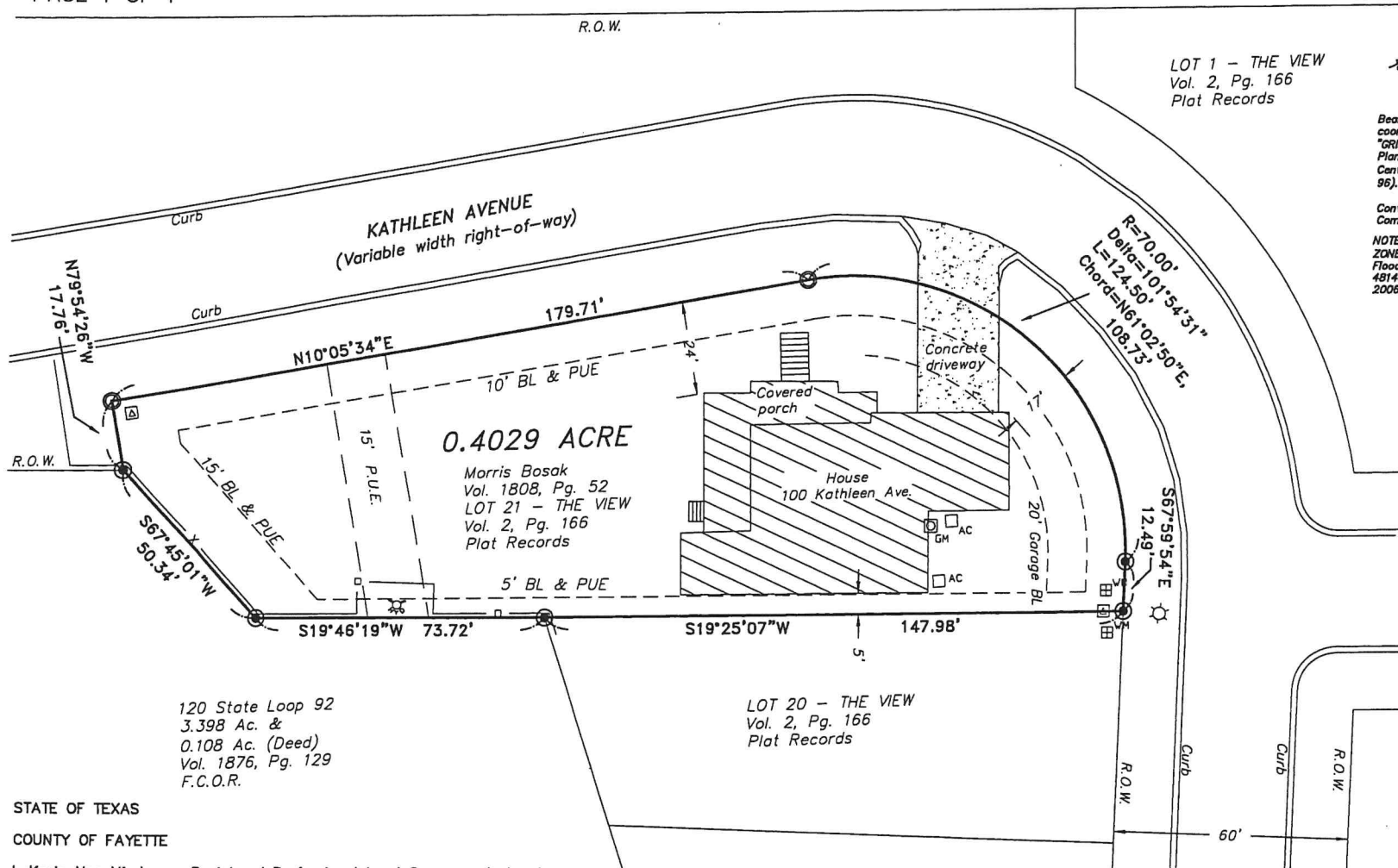
\*United Gas Corp.  
Pipeline easement  
Vol. 381, Pg. 444  
F.C.D.R.

United Produces Pipeline Co.  
Pipeline easement (no locative description - no visible evidence of pipeline on Subject Tract)  
Vol. 139, Pg. 510  
F.C.D.R.

\*NOTE: Easements marked (\*) are, by general or specific description, located elsewhere on the parent tract and do not directly affect the Subject Tract.

S\Kevin\Land Projects 3\19-7573\dwg\19-7573a BEFCO Job No. 19-7573

*M.B. Bosak*  
*11/26/19*  
*Spoke to Kevin*  
*11-26-19*



PLAT SHOWING THE SURVEY OF A 0.4029 ACRE TRACT SITUATED IN THE DAVID BERRY LEAGUE, A-15, IN FAYETTE COUNTY, TEXAS, BEING LOT 21 OF "THE VIEW" ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 166 OF THE PLAT RECORDS OF FAYETTE COUNTY, AND ALSO BEING THAT SAME TRACT DESCRIBED IN A DEED FROM FEATHER RIDGE, LLC TO MORRIS BOSAK, ET UX, DATED MARCH 16, 2017 AND RECORDED IN VOLUME 1808, PAGE 52 OF THE OFFICIAL 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 survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.

*Kevin Von Minden*  
Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-6474  
November 18, 2019  
Field Book 546

