



SURVEY MAP OF:

155.73 ACRES OF LAND OUT OF THE JACOB STIFFLER LEAGUE AND LABOR, ABSTRACT NO. 287, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT OF LAND CONVEYED TO DAME J. TOEPPERWEIN AND A. MOONYNE TOEPPERWEIN, AS TRUSTEES OF THE DALE J. AND A. MOONYNE TOEPPERWEIN TRUST IN A DEED AS DESCRIBED AND RECORDED IN VOLUME 1934 PAGE 722 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT DESCRIBED IN VOLUME 800 PAGE 604 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 3750 THREE MILE ROAD, NORTH OF FLATONIA.

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. No portion of this property is located in Zone A and this property is wholly within Zone X, (areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0375 C, Dated October 7, 2006. THIS the 27th day of JANUARY, A.D., 2021

BY *[Signature]*
Timothy D. Hearntige
Reg. Professional Surveyor No 5036

Gladys Brown Johnson
(Tract No. 2-100.64 acres)
378/59

Pamela Svatek & Denise Berry,
as trustees of the Mollie Etta Brown Irrevocable Trust
(Tract One-100.64 acres)
1933/325

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊙ 1" Iron Pipe Found
- 1/2" Iron Rod Set
- x- Wire Fence
- - - Overhead Utility Line
- () Record Bearing & Distance

155.950 Acres SURVEYED
Dale J. Toepperwein & A. Moonyne Toepperwein,
as trustees of the Dale J. and A. Moonyne Toepperwein Trust
(155.73 acres)
1934/722 & 800/604

(N89°52'40"W 3376.50')
N89°55'40"W 3377.80'

Millard Brown
(81 acres)
766/620

Bonnie L. Martein,
as trustee of the Martein Living Trust
(30.75 acres)
1374/532

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

NOTE: 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.

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

Lois Ann Young
Avery & Dick Young, jr.
(Tract 5-55.19 acres)
1523/627

JOHN MCGOWN LEAGUE
ABSTRACT NO. 238

JACOB STIFFLER LEAGUE AND LABOR
ABSTRACT NO. 287

Charlotte Danzeiser & David Danzeiser
(100 acres)
1030/447, 1242/838, & 536/430

Danzeiser deed calls for a straight line to be the property line

Toepperwein deed calls for an angle in the property line

Property line according to Danzeiser deed

(S29°29'40"E 214.50')
S31°21'19"E 216.06'

(S00°23'10"E 918.80')
M90°10'00S 921.05'

(S00°07'02"W 951.00')
M44°E00S 951.23'

SCALE 1" = 400'