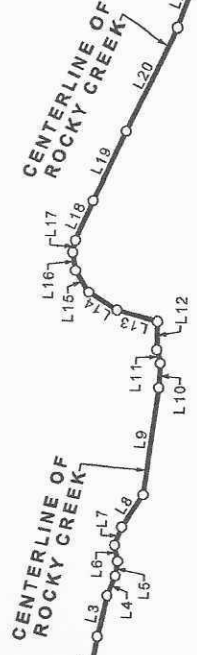


ROCKY CREEK LAND COMPANY
 CALLED 110.627 ACRES
 (VOL. 1925, PG. 380, O.R.)



MIGUEL MULDOON SURVEY (A-75)

GARY M. CERNY AND WIFE,
 ROBIN L. CERNY
 CALLED 192.475 ACRES
 (VOL. 1148, PG. 448, O.R.)

38.690 ACRES

RAUL H. QUINTANILLA
 CALLED 39.00 ACRES
 (VOL. 1228, PG. 851, O.R.)

EDWIN E. ORSAK AND WIFE, LOIS ORSAK
 CALLED 39.158 ACRES
 (VOL. 1274, PG. 843, O.R.)

LADEWIG LANE
 S02°46'20"E 1,030.28'

POINT FOR CORNER FROM WHICH A
 1/2" IRON ROD FOUND FOR
 REFERENCE BEARS S19°52'19"E 98.39'

FOUND 60' DIAMETER
 LIVE OAK TREE
 N02°14'01"W
 29.68'
 POINT FOR CORNER FROM WHICH A
 1/2" IRON ROD FOUND FOR
 REFERENCE BEARS S19°52'19"E 140'

N79°52'19"W 2,059.53'

N36°17'23"E 986.72'



COURSES ALONG CENTERLINE OF ROCKY CREEK	
L1	S88°18'28"E 68.93'
L2	S80°54'07"E 96.77'
L3	S77°50'50"E 64.84'
L4	S68°57'15"E 34.59'
L5	S82°38'37"E 24.01'
L6	N77°14'49"E 26.05'
L7	S69°29'36"E 30.87'
L8	S68°35'20"E 63.70'
L9	S83°27'17"E 169.89'
L10	S88°22'59"E 38.77'
L11	N73°31'39"E 23.02'
L12	N89°29'04"E 45.89'
L13	N13°25'33"E 67.11'
L14	N30°20'14"E 53.79'
L15	N56°31'57"E 40.46'
L16	N78°14'34"E 30.11'
L17	S78°03'02"E 19.77'
L18	S68°04'39"E 70.53'
L19	S66°32'09"E 124.35'
L20	S65°04'41"E 181.22'
L21	S70°02'15"E 91.38'
L22	S78°18'14"E 38.08'
L23	S89°06'03"E 134.38'

- GENERAL NOTES**
1. O SR = SET 5/8" IRON ROD WITH BILLIE PLASTIC CAP
 2. O IRF = STAMPED VOLKERT
 3. O = FOUND 1/2" IRON ROD
 4. O = POINT FOR CORNER (NOTHING FOUND OR SET)
 5. --- EXISTING FENCE
 6. --- PROPERTY LINE
 7. D.R. = FAYETTE COUNTY DEED RECORDS
 O.R. = FAYETTE COUNTY OFFICIAL RECORDS
 8. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM (NAD83/2011) TEXAS SOUTH CENTRAL ZONE. DISTANCES SHOWN FROM GPS OBSERVATIONS.
 9. THE DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.



Michael Parkinson
 MICHAEL PARKINSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 6930
 STATE OF TEXAS
 SURVEYED APRIL, 2025

SURVEY PLAT OF A 38.690 ACRE TRACT OF LAND SITUATED IN THE MIGUEL MULDOON SURVEY, ABSTRACT NO. 75, SAID TRACT BEING ALL OF THAT CALLED 39.00 ACRE TRACT OF LAND CONVEYED FROM MELVIN GEORGE ROEDER AND WIFE, LUCIA ROEDER TO RAUL H. QUINTANILLA, BY GENERAL WARRANTY DEED DATED AUGUST 13, 2003, AS RECORDED IN VOLUME 1228, PAGE 851 OF THE OFFICIAL PUBLIC RECORDS OF FAYETTE COUNTY, TEXAS

THE REFERENCED IS SUBJECT TO:

1. RECORD TITLE SEARCH PERFORMED AND PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. FA-25-130.
2. RIGHT OF WAY EASEMENT RECORDED IN VOLUME 221, PAGE 481, DEED RECORDS OF FAYETTE COUNTY, TEXAS
3. RIGHT OF WAY EASEMENT RECORDED IN VOLUME 221, PAGE 628, DEED RECORDS OF FAYETTE COUNTY, TEXAS
4. RIGHT OF WAY EASEMENT RECORDED IN VOLUME 745, PAGE 639, DEED RECORDS OF FAYETTE COUNTY, TEXAS

STATE OF TEXAS}
COUNTY OF FAYETTE}

Being an 38.690 acre tract of land situated in the Miguel Muldoon Survey, Abstract No. 75, said 38.690 acre tract being all of that called 39.00 acre tract of land conveyed from Melvin George Roeder and wife, Lucia Roeder to Raul H. Quintanilla, by General Warranty Deed dated August 13, 2003, as recorded in Volume 1228, Page 851 of the Official Public Records of Fayette County, Texas, said 38.690 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter iron rod found in the West margin of Ladewig Lane for the southeast corner of said 39.00 acre Quintanilla tract and northeast corner of a called 39.158 acre tract of land conveyed to Edwin E. Orsak and wife, Lois Orsak, as recorded in Volume 1274, Page 843 of the Official Public Records of Fayette County, Texas, same being the southeast corner of the herein described tract;

THENCE, North 79°52'19" West, with the North line of said 39.158 acre Orsak tract, passing at a distance of 2,058.13 feet a 1/2 inch diameter iron rod found, continuing for a total distance of 2,059.53 feet to a point the northwest corner of said 39.158 acre Orsak tract and the southwest corner of said 39.00 acre Quintanilla tract, said point also being in the East line of a called 192.475 acre tract of land conveyed to Gary M. Cerny and wife, Robin L. Cerny, as recorded in Volume 1148, Page 448 of the Official Public Records of Fayette County, Texas, same being the southwest corner of the herein described tract;

THENCE, North 02°14'01" West, with the East line of said 192.475 acre Cerny tract, a distance of 29.68 feet to a 60 inch diameter live oak tree found for an interior corner of said 192.475 acre Cerny tract and an exterior corner of said 39.00 acre Quintanilla tract, same being an exterior corner of the herein described tract;

THENCE, North 36°17'23" East, continuing with the East line of said 192.475 acre Cerny tract, a distance of 986.72 feet to a point in the centerline of Rocky Creek for the northeast corner of said 192.475 acre Cerny tract and the northwest corner of said 39.00 acre Quintanilla tract, said point also being in the South line of a called 110.627 acre tract of land conveyed to Rocky Creek Land Company, as recorded in Volume 1925, Page 380 of the Official Public Records of Fayette County, Texas, same being the northwest corner of the herein described tract;

THENCE, with the centerline of said creek, same being the common line of said 39.00 acre Quintanilla tract and said 110.627 acre Rocky Creek Land Company tract, for the following courses and distances;

South 86°16'28" East, a distance of 68.93 feet,
South 80°54'07" East, a distance of 96.77 feet,
South 77°50'50" East, a distance of 64.84 feet,
South 68°57'15" East, a distance of 34.59 feet,
South 82°38'37" East, a distance of 24.01 feet,
North 77°14'49" East, a distance of 26.05 feet,
South 69°29'36" East, a distance of 30.87 feet,
South 58°35'20" East, a distance of 63.70 feet,
South 83°27'17" East, a distance of 169.99 feet,
South 88°22'59" East, a distance of 38.77 feet,
North 73°31'39" East, a distance of 23.02 feet,
North 89°29'04" East, a distance of 45.69 feet,
North 13°25'33" East, a distance of 67.11 feet,
North 30°20'14" East, a distance of 53.79 feet,
North 56°31'57" East, a distance of 40.46 feet,
North 79°14'34" East, a distance of 30.11 feet,
South 79°03'02" East, a distance of 19.77 feet,
South 68°04'39" East, a distance of 70.53 feet,
South 66°32'09" East, a distance of 124.35 feet,
South 65°04'41" East, a distance of 181.22 feet,
South 70°02'15" East, a distance of 91.38 feet,
South 78°18'14" East, a distance of 38.08 feet,
South 89°06'03" East, a distance of 134.38 feet, to a point in the centerline of said creek and
in the West margin of Ladewig Lane for the southeast corner of said 110.627 acre Rocky Creek


Land Company tract and the northeast corner of said 39.00 acre Quintanilla tract, same being the northeast corner of the herein described tract;

THENCE, South 02°46'20" East, along said West margin of Ladewig Lane, passing at a distance of 59.39 feet a 1/2 inch diameter iron rod found, continuing for a total distance of 1,030.28 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 38.690 acres of land, more or less.

All bearings are based on the Texas Coordinate System South Central Zone (4204) NAD83 GEOID 18. All distances shown are surface and may be converted to grid by dividing the combined adjustment factor of 1.000130.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in April 2025 and is true and correct to the best of my knowledge and belief.



Michael P. Parkinson
Registered Professional Land Surveyor
Texas No. 6930

