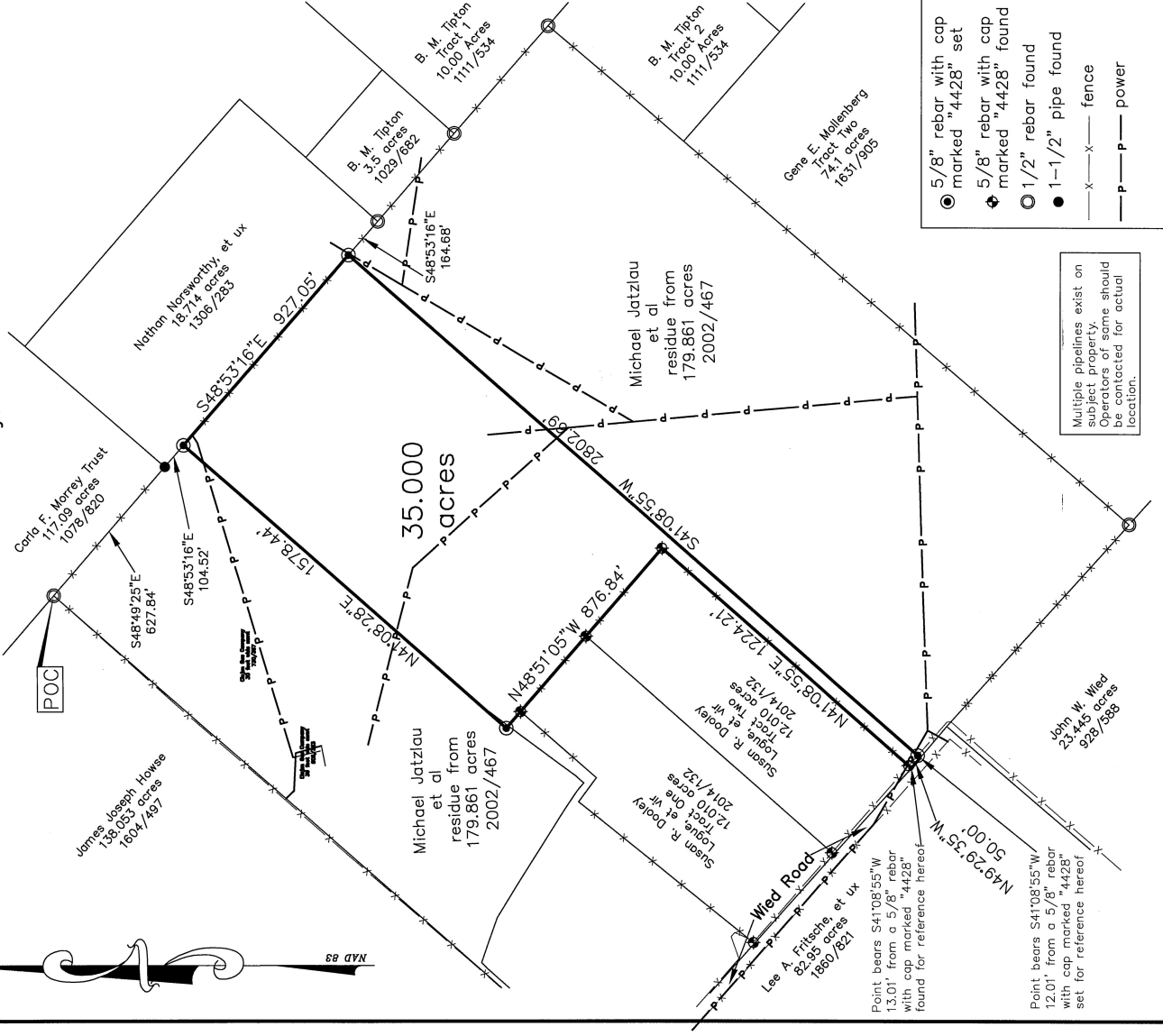


Fayette County, Texas

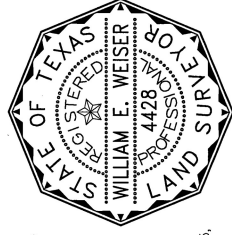
S. B. Brown Survey, A-22



Survey plat showing a 35.000 acre Tract 7, a part of the S. P. Brown Survey, Abstract 22, Fayette County, Texas, being part of a 179.861 acre tract described in a deed to Michael Jatzlau et al and recorded in volume 2002, page 467 of the Official Records of Fayette County, Texas.

Survey Notes:

- 1) Bearings are Grid NAD 83, Texas Coordinate System, South Central Zone.
- 2) Reference is hereby made to a description attached hereto and made a part hereof for further descriptive purposes.
- 3) No attempt has been made to locate any improvements, easements, or rights of way not shown hereon. Underground utilities may exist that are not shown hereon.
- 4) Property lines may be subject to meandering fences, the actual details of which are unable to be shown at the scale of this plat.
- 5) All improvements are not shown.
- 6) Property is subject to easements recorded in 606/323, 730/367, 745/305, 841/221, 858/91, 867/425, and 875/276.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in January, 2022 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A Condition IV Land Title Survey.

William E. Weiser

William E. Weiser
Professional Land Surveyor
Number 4428

Weiser Becker Surveyors, P. C. FN:10015700
P. O. Box 706 Ciddings, Texas 78942 979-542-4444

By: sb Date: 1-17-2022 Scale: 1" = 500' Book: 684
Rev: File #8146 Tr7 35ac WO #8146

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STATE OF TEXAS

COUNTY OF FAYETTE

LAND DESCRIPTION
Tract 7

BEING a **35.000 acre** tract of land, a part of the S. P. Brown Survey, Abstract 22, Fayette County, Texas, being part of a 179.861 acre tract described in a deed to Michael Jatzlau et al and recorded in volume 2002, page 467 of the Official Records of Fayette County, Texas. Said 35.000 acre Tract 7 being more particularly described as follows:

COMMENCING at a ½ inch rebar found in the Southwest line of a 117.09 acre tract described in a deed to Carla F. Morrey Trust and recorded in volume 1078, page 820, for the East corner of a 138.053 acre tract described in a deed to James Joseph Howse and recorded in volume 1604, page 497 and for the North corner of said 179.861 acre Jatzlau tract;

THENCE with the Southwest line of said 117.09 acre Morrey Trust tract, the Northeast line of said 179.861 acre Jatzlau tract, South 48 deg. 49 min. 25 sec. East 627.84 feet to a 1-1/2 inch pipe found for the West corner of a 18.714 acre tract described in a deed to Nathan Norsworthy, et ux and recorded in volume 1306, page 283, the South corner of said 117.09 acre Morrey Trust tract, and continuing with the Southwest line of said 18.714 acre Norsworthy tract, South 48 deg. 53 min. 16 sec. East 104.52 feet to a 5/8 inch rebar with cap marked "4428" set for the **POINT OF BEGINNING** and the North corner hereof;

THENCE continuing with the Southwest line of said 18.714 acre Norsworthy tract, the Northeast line of said 179.861 acre Jatzlau tract, **South 48 deg. 53 min. 16 sec. East 927.05 feet** to a 5/8 inch rebar with cap marked "4428" set for the East corner hereof; said 5/8 inch rebar with cap marked "4428" set bears North 48 deg. 53 min. 16 sec. West 164.68 feet from a ½ inch rebar found for the West corner of a 3.5 acre tract described in a deed to B. M. Tipton and recorded in volume 1029, page 683, the South corner of said 18.714 acre Norsworthy tract, an angle corner of said 179.861 acre Jatzlau tract and for reference hereof;

THENCE across said 179.861 acre Jatzlau tract, **South 41 deg. 08 min. 55 sec. West 2802.69 feet** to a point within the margins of Wied Road, in the Northeast line of an 82.95 acre tract described in a deed to Lee A. Fritsche, et ux and recorded in volume 1860, page 821, the Southwest line of said 179.861 acre Jatzlau tract, and for the South corner hereof; said point for corner bears South 41 deg. 08 min. 55 sec. West 12.01 feet from a 5/8 inch rebar with cap marked "4428" set for reference hereof;

THENCE within the margins of said Wied Road, with the Northeast line of said 82.95 acre Fritsche tract, the Southwest line of said 179.861 acre Jatzlau tract, **North 49 deg. 29 min. 35 sec. West 50.00 feet** to a point for the South corner of a 12.010 acre Tract Two described in a deed to Susan R. Dooley, et vir and recorded in volume 2014, page 132 and for the Southerly West corner hereof; said point for corner bears South 41 deg. 08 min. 55 sec.

West 13.01 feet from a 5/8 inch rebar with cap marked "4428" found for reference hereof;

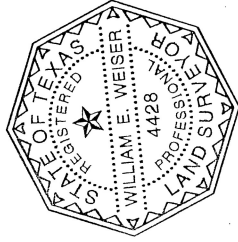
THENCE across said 179.861 acre Jatzlau tract, with the Southeast line of said 12.010 acre Tract Two Dooley tract, **North 41 deg. 08 min. 55 sec. East 1224.21 feet**, to a 5/8 inch rebar with cap marked "4428" found for the East corner of said 12.010 acre Tract Two Dooley tract and for an interior corner hereof;

THENCE continuing across said 179.861 acre Jatzlau tract, with the Northeast line of said 12.010 acre Tract Two Dooley tract, **North 48 deg. 51 min. 05 sec. West** at 428.54 feet passing a 5/8 inch rebar with cap marked "4428" found for the East corner of a 12.010 acre Tract One described in a deed to Susan R. Dooley, et vir and recorded in volume 2014, page 132, for the North corner of said 12.010 acre Tract Two Dooley tract, and continuing with the Northeast line of said 12.010 acre Tract One Dooley tract, at 796.03 feet passing a 5/8 inch rebar with cap marked "4428" found for the Northerly North corner of said 12.010 acre Tract One Dooley tract, and continuing a total distance of **876.84 feet** to a 5/8 inch rebar with cap marked "4428" set for the Northerly West corner hereof;

THENCE continuing across said 179.861 acre Jatzlau tract, **North 41 deg. 08 min. 28 sec. East 1578.44 feet** to the **PLACE OF BEGINNING** and containing **35.000 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, South Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in January 2022 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition IV Land Title Survey.



William E. Weiser
Professional Land Surveyor
Number 4428

Date of signature: 1-14-2022

Weiser Becker Surveyors, P.C.

(979) 542-4444

FN:10015700