

HEINRICH STREET

SURVEY MAP OF:

0.656 ACRES OF LAND OUT OF THE IGNACIO ALMANSUR LEAGUE, ABSTRACT NO. 120, IN FAYETTE COUNTY, TEXAS, BEING A PORTION OF RESERVE B OF THE KLESEL SUBDIVISION NORTHEAST, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 137 OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING A REMAINING PORTION OF THAT CERTAIN (RESERVE B-8.126 ACRE) TRACT OF LAND CONVEYED TO LANGHAMER LAND SALES, L.P., IN A DEED AS RECORDED IN VOLUME 1470 PAGE 281 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED ON EAST AVENUE, IN SCHULENBURG.

G & D Investments, I.L.C.,
a Texas Limited Liability Company,
(Tract 3-Lot 5-3.123 acres)
1904/450

TO: Willie Bean's Play Space, I.L.C.,
Clear Title Company (G.F. No. 27445)
Alliant National Title Insurance Company

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. This property is located in Zone X (other than the 1% of flood according to the Federal Emergency Management Agency Flood Insurance Rate Map 4808 0575 C, Dated October 17, 2006.



THIS the 2nd day of MAY, A.D., 2025.

BY

Timothy D. Hearithge
Reg. Professional Surveyor No. 5036

revised 5-08-2025

IGNACIO ALMANSUR LEAGUE ABSTRACT NO. 120

NOTES: This tract is subject to restrictions recorded in Volume 736 Page 872 of the Deed Records of Fayette County, Texas, Volume 2 Page 137 of the Plat Records of Fayette County, Texas, and Volume 1619 Page 499 of the Official Records of Fayette County, Texas.

2) This tract is subject to a blanket type easement for underground gas pipelines as described and recorded in Volume 120 Page 536 of the Deed Records of Fayette County, Texas.

3) The easements recorded in Volume 223 Page 229 Volume 434 Page 38, Volume 729 Page 860, Volume 868 Page 556, and Volume 758 Page 669 all of the Deed Records of Fayette County, Texas, and Volume 978 Page 559, Volume 1277 Page 96, Volume 1291 Page 863, Volume 1297 Page 804, Volume 1317 Page 856, Volume 1357 Page 625, Volume 1406 Page 558, do NOT apply to this tract.

Lot 12
Mid Cities Business Park,
City of Shulenburg,
Fayette County, Texas
2/185

EAST AVENUE

KLESEL SUBDIVISION NORTHEAST
2/137

Kocurek & James
Investments, I.L.C.,
a Texas Limited
Liability Company,
(10.9718 acres)
1598/925

G & D
Investments, I.L.C.,
a Texas Limited
Liability Company,
(12.57 acres)
1904/446

SCALE 1" = 50'

RESERVE C
RESERVE B

0.656 Acres
SURVEYED
Langhamer
Land Sales, I.P.,
(remainder of
Reserve B-
8.126 acres)
1470/281

conc. curb & gutter

R.O.W. per plat 2/185

BEARING BASIS
(S02°17'21"E 309.66')
S02°11'49"E 311.49'

(S05°01'29"E 156.09')
S04°53'04"E 156.38'

no fence
the G & D deed
and the Kocurek
Investments deed
both call to a point
and on iron rod found,
both descriptions
were done by the same
surveyor, but the two
calls to the corner
do not match. The
Kocurek deed
does NOT call for
this corner

(N75°12'33"E 41.18')
N75°17'31"E 41.22'

(N73°28'35"E 173.52')
N73°33'46"E 173.56'

APPROXIMATE location of
gas pipeline
Modification per plat 2/137

no fence
no fence

20' P.U.E. per 1659/749 & 1659/757

(N01°33'24"W 104.01')
N02°07'18"W 104.05'

dedication of 80' R.O.W.
(11.256 acres) 1758/613

RESERVE B
no fence

S87°36'26"W 221.79
(S88°13'28"W 221.50')

(S87°59'57"W 87.3')
(S82°26'17"W 86.7')
S83°17'35"W 90.1'

Kohinoor
Skyhaven, I.L.C.,
Series 3
(8.26 acres)
1973/688

(S88°13'28"W 598.93')

(S00°37'05"E 590.71')
S01°14'16"E 590.80'

Kohinoor deed calls
to be in the east line
of East Avenue

S87°30'22"W
79.62'
(80.00')

SEE ACCOMPANYING FIELD NOTE DESCRIPTION
HEARITGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78968
(979) 242-8485 C 241076