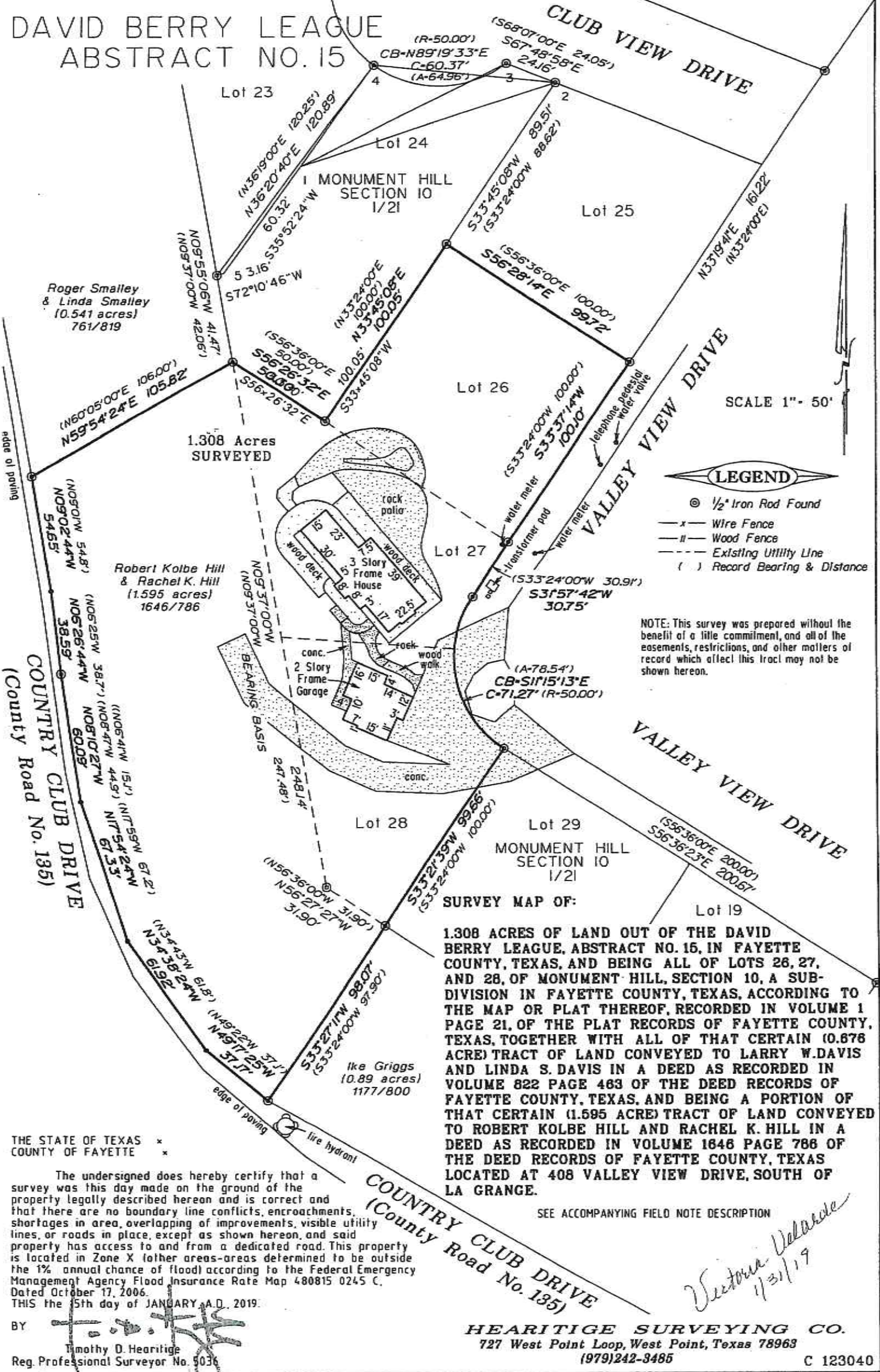


DAVID BERRY LEAGUE ABSTRACT NO. 15

Lot 19



LEGEND

- ⊙ 1/2" Iron Rod Found
- x — Wire Fence
- || — Wood Fence
- - - Existing Utility Line
- () Record Bearing & Distance

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.

SURVEY MAP OF:
1.308 ACRES OF LAND OUT OF THE DAVID BERRY LEAGUE, ABSTRACT NO. 15, IN FAYETTE COUNTY, TEXAS, AND BEING ALL OF LOTS 26, 27, AND 28, OF MONUMENT HILL, SECTION 10, A SUB-DIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1 PAGE 21, OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN (0.676 ACRE) TRACT OF LAND CONVEYED TO LARRY W. DAVIS AND LINDA S. DAVIS IN A DEED AS RECORDED IN VOLUME 822 PAGE 463 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (1.595 ACRE) TRACT OF LAND CONVEYED TO ROBERT KOLBE HILL AND RACHEL K. HILL IN A DEED AS RECORDED IN VOLUME 1846 PAGE 788 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 408 VALLEY VIEW DRIVE, SOUTH OF LA GRANGE.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

Victoria Valverde
1/31/19

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 areas-determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0245 C. Dated October 17, 2006.
 THIS the 5th day of JANUARY, A.D. 2019.

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

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

C 123040

HEARITIGE SURVEYING, CO.

M. D. HEARITIGE
17 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

January 21, 2019

FIELD NOTE DESCRIPTION OF 1.308 ACRES OF LAND OUT OF THE DAVID BERRY LEAGUE, ABSTRACT NO. 15, IN FAYETTE COUNTY, TEXAS, AND BEING ALL OF LOTS 26, 27, AND 28, OF MONUMENT HILL, SECTION 10, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1 PAGE 21, OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN (0.676 ACRE) TRACT OF LAND CONVEYED TO LARRY W. DAVIS AND LINDA S. DAVIS IN A DEED AS RECORDED IN VOLUME 822 PAGE 463 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (1.595 ACRE) TRACT OF LAND CONVEYED TO ROBERT KOLBE HILL AND RACHEL K. HILL IN A DEED AS RECORDED IN VOLUME 1646 PAGE 786 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in a concrete drive, and being in the northwesterly right-of-way line of Valley View Drive, being at the most easterly corner of Lot 28, of Monument Hill, Section 10, a subdivision in Fayette County, Texas, according to the map or plat thereof recorded in Volume 1 Page 21 of the Plat Records of Fayette County, Texas, and being at the most northerly corner of that certain (0.89 acre) tract of land conveyed to Ike Griggs in a deed as recorded in Volume 1177 Page 800 of the Official Records of Fayette County, Texas, and being at the most southerly east corner of that certain (1.595 acre) tract of land conveyed to Robert Kolbe Hill and Rachel K. Hill in a deed as recorded in Volume 1646 Page 786 of the Official Records of Fayette County, Texas, and being for the most southerly east corner of this tract,

THENCE, leaving said right-of-way line and with the common line between Lot 28 and the Griggs tract, being the southeasterly line of the Hill tract, **S 33 deg. 21' 39" W 99.66 feet** to a ½" iron rod found at the most southerly corner of said Lot 28, being at the most easterly corner of that certain (0.676 acre) tract of land conveyed to Larry W. Davis and Linda S. Davis in a deed as recorded in Volume 822 Page 463 of the Deed Records of Fayette County, Texas, and continuing with the common line between the Davis tract and the Griggs tract, **S 33 deg. 27' 11" W 98.07 feet** to a ½" iron rod found in the easterly right-of-way line of Country Club Drive (County Road No. 135), being for the most southerly corner of the Hill tract, and being for the most southerly corner of this tract,

THENCE, with the easterly right-of-way line of Country Club Drive the following six (6) courses:

- 1) **N 49 deg. 17' 25" W 37.17 feet,**
- 2) **N 34 deg. 38' 24" W 61.92 feet,**
- 3) **N 17 deg. 54' 24" W 67.33 feet,**
- 4) **N 08 deg. 10' 27" W 60.09 feet,**
- 5) **N 06 deg. 26' 44" W 38.59 feet,**
- 6) **N 09 deg. 02' 44" W 54.65 feet** to a ½" iron rod found at the most southerly corner of that certain (0.541 acre) tract of land conveyed to Roger Smalley and Linda Smalley in a deed as recorded in Volume 761 Page 819 of the Deed Records of Fayette County, Texas, being for the most westerly corner of the Hill tract, and being for the most westerly corner of this tract,

THENCE, leaving said right-of-way line and with the common line between the Davis tract and the Smalley tract, being the westerly northwest line of the Hill tract, **N 59 deg. 54' 24" E 105.82 feet** to a ½" iron rod found at the most easterly corner of the Smalley tract, and also being at the most southerly southwest corner of Lot 24, also of said Monument Hill, Section 10, and being for the most westerly north corner of this tract,

THENCE, with the southwesterly line of Lot 24, **S 56 deg. 26' 32" E 50.30 feet** to a ½" iron rod found at the most southerly corner of Lot 24, being the most westerly corner of Lot 26, and being for an interior corner of this tract

THENCE, with the common line between Lots 24 and 26, **N 33 deg. 45' 08" E 100.05 feet** to a ½" iron rod found at the common westerly corner of Lots 25 and 26, and being in the southeasterly line of Lot 24, and being for the most easterly north corner of this tract,

THENCE, with the common line between Lots 25 and 26, **S 56 deg. 28' 14" E 99.72 feet** to a ½" iron rod found in the westerly right-of-way line of Valley View Drive, being for the most easterly corner of this tract, and from which another ½" iron rod found bears **N 33 deg. 19' 41" E 161.22 feet**,

THENCE, with the westerly right-of-way line of Valley View Drive, **S 33 deg. 37' 14" W 100.10 feet** to a ½" iron rod found, **S 31 deg. 57' 42" W 30.75 feet** to a ½" iron rod found, and along a curve to the left, having a radius of 50.00 feet, and a chord which bears **S 11 deg. 15' 13" E 71.27 feet** to the **PLACE OF BEGINNING**, in all containing 1.308 acres of land.

SURVEYED: January 15, 2019

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036

see accompanying map no. C 123040A



Victoria Delaride
1/31/19