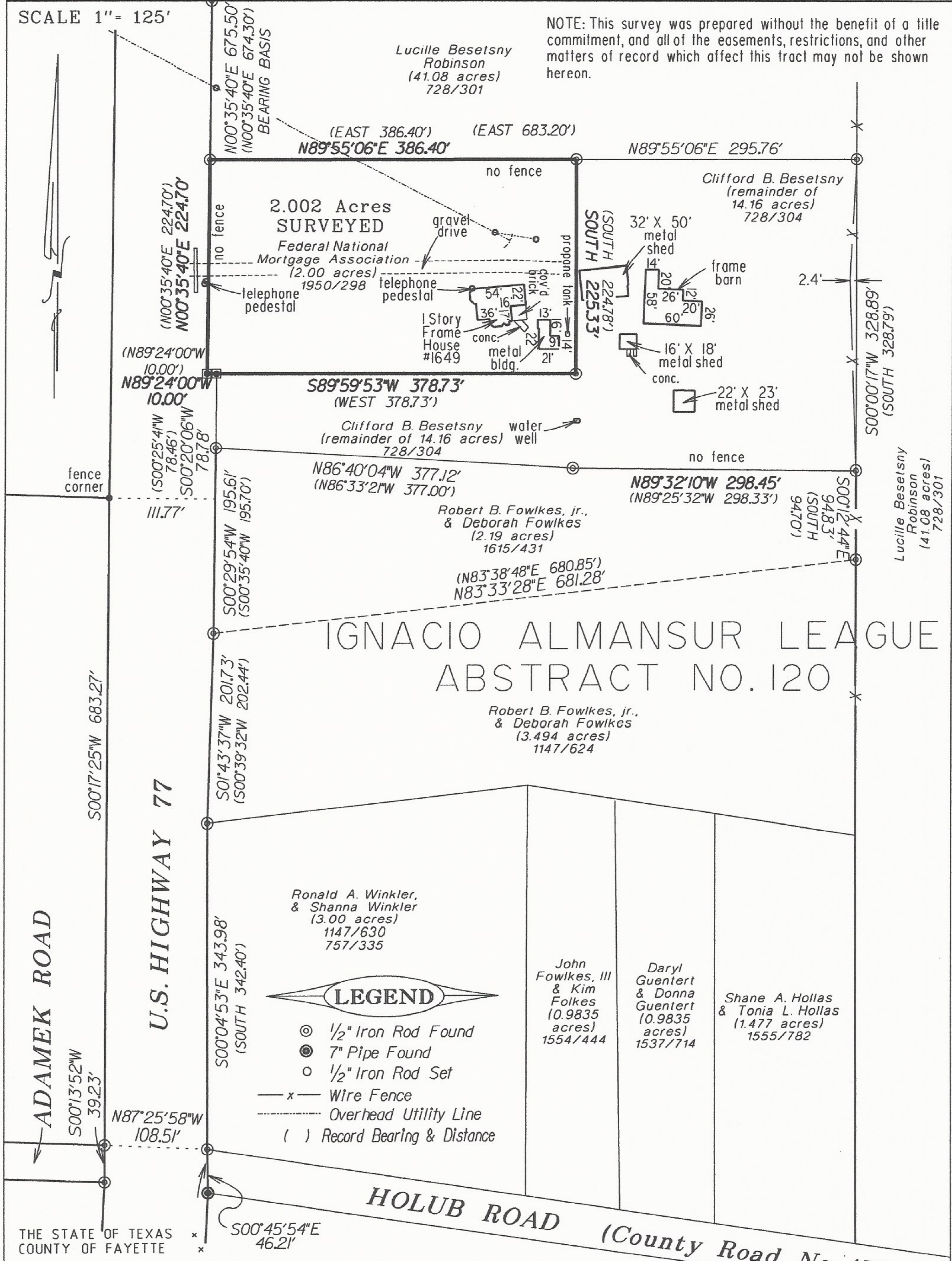


SCALE 1" = 125'

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.



IGNACIO ALMANSUR LEAGUE
ABSTRACT NO. 120

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⦿ 7" Pipe Found
- 1/2" Iron Rod Set
- x — Wire Fence
- - - - - Overhead Utility Line
- () Record Bearing & Distance

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 lies within a special flood hazard area and this tract is in Zone X according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0575, Dated October 17, 2006. THIS the 7TH day of APRIL, A.D. 2020.

BY *[Signature]*
Timothy D. Hearitige
Reg. Professional Surveyor No. 5036
HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
C 218002 (979)242-3485 revised 10-13-2020

SURVEY MAP OF:
2.002 ACRES OF LAND OUT OF THE IGNACIO ALMANSUR LEAGUE, ABSTRACT NO. 120, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (14.16 ACRE) TRACT OF LAND CONVEYED TO CLIFFORD B. BESETSNY IN A DEED AS RECORDED IN VOLUME 728 PAGE 304 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (2.00 ACRE) TRACT OF LAND CONVEYED TO THE FEDERAL NATIONAL MORTGAGE ASSOCIATION IN A DEED AS RECORDED IN VOLUME 1950 PAGE 293 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT 1649 U.S.HIGHWAY 77, NORTH OF SCHULENBURG.
SEE ACCOMPANYING FIELD NOTE DESCRIPTION

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

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

October 13, 2020

FIELD NOTE DESCRIPTION OF 2.002 ACRES OF LAND OUT OF THE IGNACIO ALMANSUR LEAGUE, ABSTRACT NO. 120, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (14.16 ACRE) TRACT OF LAND CONVEYED TO CLIFFORD B. BESETSNY IN A DEED AS RECORDED IN VOLUME 728 PAGE 304 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (2.00 ACRE) TRACT OF LAND CONVEYED TO THE FEDERAL NATIONAL MORTGAGE ASSOCIATION IN A DEED AS RECORDED IN VOLUME 1950 PAGE 293 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the easterly right-of-way line of U.S. Highway 77, being at the most northwesterly corner of that certain (14.16 acre) tract of land conveyed to Clifford B. Besetsny in a deed as recorded in Volume 728 Page 304 of the Deed Records of Fayette County, Texas, also being the most northwesterly corner of that certain (2.00 acre) tract of land conveyed to the Federal National Mortgage Association in a deed as recorded in Volume 1950 Page 293 of the Official Records of Fayette County, Texas, and also being at the most westerly southwest corner of that certain (41.08 acre) tract of land conveyed to Lucille Besetsny Robinson in a deed as recorded in Volume 728 Page 301 of the Deed Records of Fayette County, Texas, and being for the most northwesterly corner of the tract herein described, and from which another ½" iron rod found bears **N 00 deg. 35' 40" E 675.50 feet**,

THENCE, leaving the easterly right-of-way line of Highway 77, and with the common line between the Besetsny tract and the Robinson tract, being the northerly line of the Mortgage tract, **N 89 deg. 55' 06" E 386.40 feet** to a ½" iron rod found in a fence being at the most northeasterly corner of the Mortgage tract, and being for the most northeasterly corner of this tract, and from which another ½" iron rod found at the base of a fence corner post bears **N 89 deg. 55' 06" E 295.76 feet**,

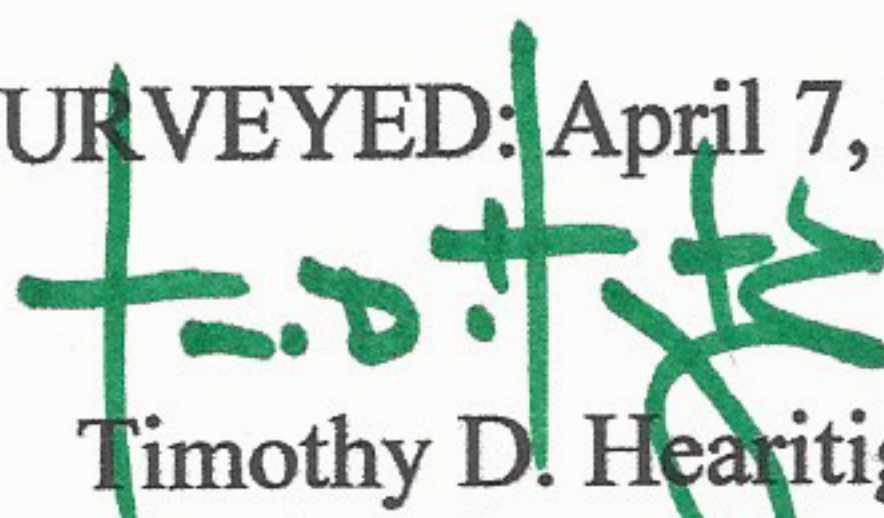
THENCE, leaving the common line between the Besetsny tract and the Robinson tract, and with the easterly line of the Mortgage tract, **SOUTH 225.33 feet** to a ½" iron rod found in the interior of the Besetsny tract, being for the most southeasterly corner of htis tract,

THENCE, with the southerly line of the Mortgage tract, **S 89 deg. 59' 53" W 378.73 feet**, to ½" iron rod found in the easterly right-of-way line of Highway 77, and being in the southerly line of the Mortgage tract, and being in the southerly line of this tract, and from which another ½" iron rod found bears **S 00 deg. 20' 06" W 78.78 feet**,

THENCE, with the easterly right-of-way line of Highway 77, being the westerly line of the Besetsny tract, and the westerly line of the Mortgage tract, **N 89 deg. 24' 00" W 10.00 feet**, to a ½" iron rod found, and **N 00 deg. 35' 40" E 224.70 feet** to the **PLACE OF BEGINNING**, in all containing **2.002 acres** of land.

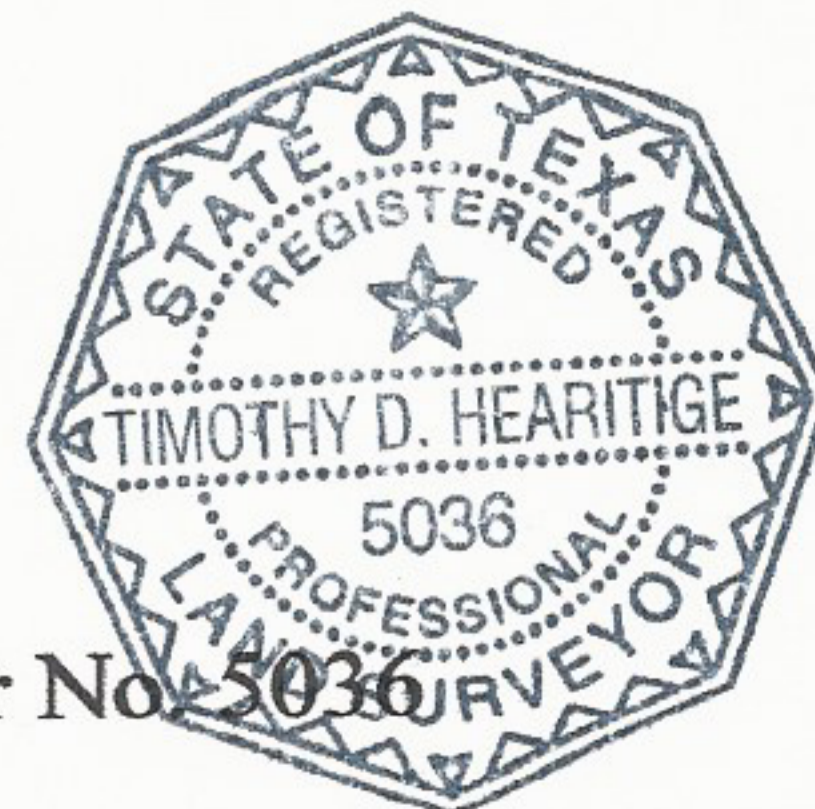
SURVEYED: April 7, 2020

BY:



Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036



see accompanying map no. C 218002