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## HEARITIGE SURVEYING, CO.

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West Point, Texas 78963

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Phone (979)242-3485

March 9, 2020

**FIELD NOTE DESCRIPTION OF 0.863 ACRES OF LAND OUT OF THE ALEXANDER THOMPSON LEAGUE ABSTRACT NO. 98, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1-4, BLOCK 28, OF THE CITY OF FAYETTEVILLE A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 130 PAGE 124 AND VOLUME 240 PAGE 12, BOTH OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (0.768 ACRE) TRACT, AND A PORTION OF THAT CERTAIN (0.440 ACRE) TRACT OF LAND CONVEYED TO MICHAEL LEE STROUP AND JULIA IN DEEDS AS RECORDED VOLUME 1595 PAGE 448 AND VOLUME 1745 PAGE 64, BOTH OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a 1" iron pipe found in the southeasterly right-of-way line of Bell Street, and the southwesterly right-of-way line of Scott Street, being at the most northerly line of Lot 4, Block 12, of the City of Fayetteville, a subdivision in Fayette County, Texas, according to the maps or plats thereof recorded in Volume 130 Page 124 and Volume 240 Page 12, both of the Deed Records of Fayette County, Texas, and being at the most westerly corner of that certain (0.436 acre) tract of land conveyed to David R. Barfield in a deed as recorded in Volume 1389 Page 162 of the Official Records of Fayette County, Texas, being that same (0.440 acre) tract of land conveyed to Julia Louise Stroup and Michael L. Stroup in a deed as recorded in Volume 1745 Page 64 of the Official Records of Fayette County, Texas, and also being the most northerly corner of that certain (0.259 acre) tract of land conveyed to Larry R. Brizendine and Debra J. Brizendine in a deed as recorded in Volume 1427 Page 696 of the Official Records of Fayette County, Texas,

THENCE, with the southeasterly right-of-way line of Bell Street, and the northwesterly line of the Stroup (0.440 acre) tract, **N 42 deg. 27' 04" E 115.56 feet** to a 1/2" iron rod set for the most westerly corner and **PLACE OF BEGINNING** of the tract herein described,

THENCE, continuing with the southeasterly right-of-way line of Bell Street, and the northwesterly line of the Stroup (0.440 acre) tract, **N 42 deg. 27' 04" E 36.48 feet** to a 1/2" iron rod found at the most westerly corner of that certain (0.768 acre) tract of land conveyed to Michael Lee Stroup and Julia Louise Stroup in a deed as recorded in Volume 1595 Page 448 of the Official Records of Fayette County, Texas, and continuing with the southeasterly right-of-way line of Bell Street, and the northwesterly line of the Stroup (0.768 acre) tract, **N 42 deg. 23' 16" E 158.43 feet** to a 5/8" iron rod found, **N 42 deg. 23' 16" E 48.34 feet** to a 1/2" iron rod found at the intersection of the southeasterly right-of-way line of Bell Street, and the southwesterly right-of-way line of Thompson Street, also being the southwesterly right-of-way line of F.M. 1291, and being at the most northerly corner of the Stroup tract,

THENCE, with the southwesterly right-of-way line of Thompson Street, and the southwesterly right-of-way line of F.M. 1291, **S 47 deg. 23' 45" E 141.75 feet** to a 5/8" iron rod found and **S 48 deg. 12' 52" E 20.40 feet** to a 5/8" iron rod found at the intersection of the southwesterly right-of-way line of Thompson Street, and the northwesterly right-of-way line of Market Street, and being at the most easterly corner of the Stroup (0.768 acre) tract,

THENCE, with the northwesterly right-of-way line of Market Street, and the southwesterly line of the Stroup (0.768 acre) tract, **S 42 deg. 19' 31" W 205.07 feet** to a 5/8" iron rod found at the most easterly corner of of that certain (Tract 2-0.085 acre) tract of land conveyed to Robert V. Connors and Edward F. Connors in a deed as recorded in Volume 1276 Page 93 of the Official Records of Fayette County, Texas, and being for the most easterly south corner of this tract,

THENCE, with the common line between the Stroup (0.768 acre) tract and the Connors tract, **N 48 deg. 15' 57" W 37.09 feet** to a 5/8" iron rod found at the most southerly corner of the Stroup (0.768 acre) tract, and the most easterly corner of the Stroup (0.440 acre) tract, and also being the most northerly corner of the Connors tract, and being for an interior corner of this tract,

THENCE, with the common line between the Stroup (0.440 acre) tract and the Connors tract, **S 41 deg. 56' 06" W 36.42 feet** to a 1/2" iron rod set for the most southerly corner of this tract,

THENCE, leaving the common line between the Stroup (0.440 acre) tract, and the Connors tract, and over and across the Stroup (0.440 acre) tract, **N 48 deg. 04' 23" W 125.61 feet**, to the **PLACE OF BEGINNING**, in all containing **0.863 acres** of land.

SURVEYED: September 17, 2019

BY:

Timothy D. Hearitige  
Registered Professional Land Surveyor No. 5036

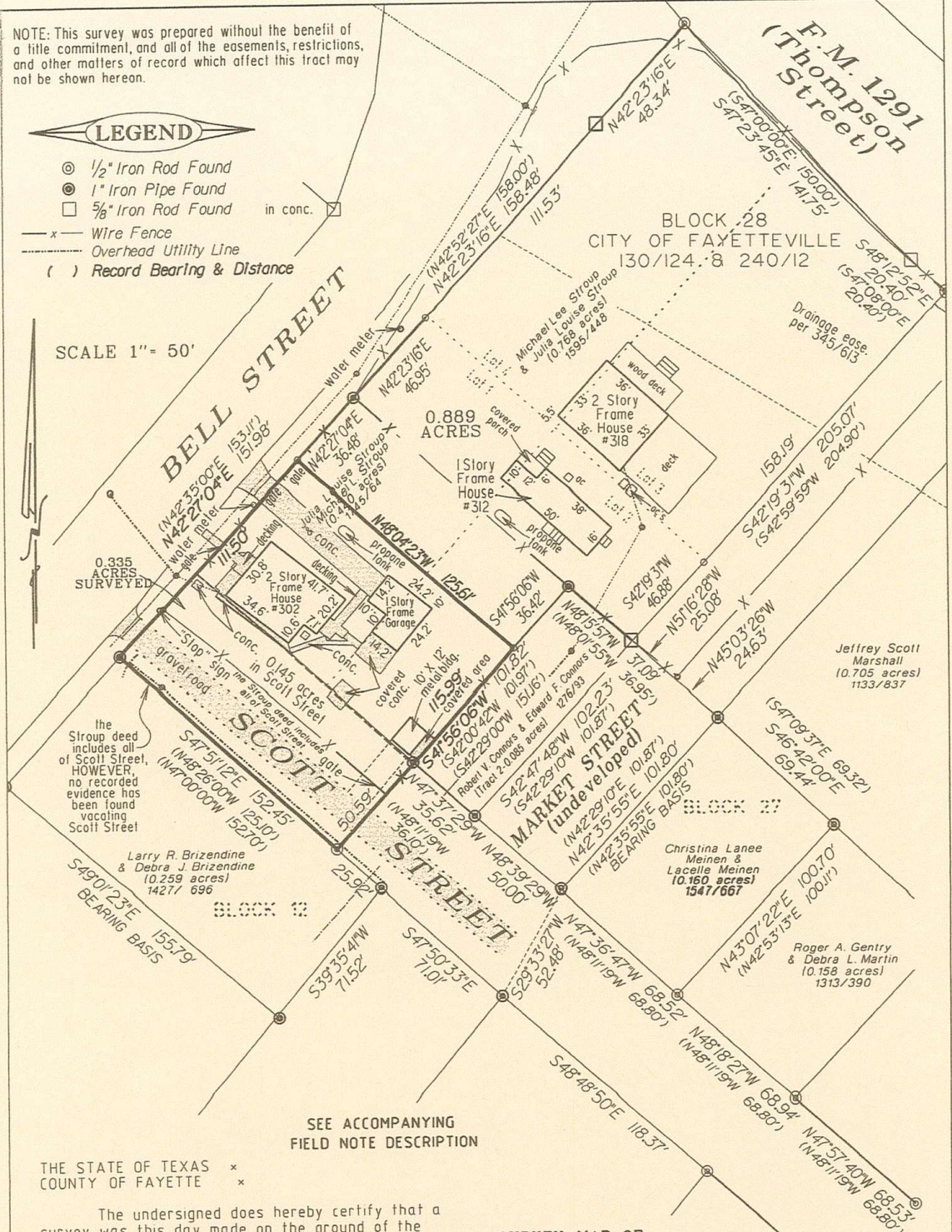
see accompanying map no. C 213090b

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.

**LEGEND**

- ⊙ 1/2" Iron Rod Found
- ⊙ 1" Iron Pipe Found
- 5/8" Iron Rod Found in conc. □
- x- Wire Fence
- - - Overhead Utility Line
- ( ) Record Bearing & Distance

SCALE 1" = 50'



SEE ACCOMPANYING FIELD NOTE DESCRIPTION

THE STATE OF TEXAS x  
COUNTY OF FAYETTE x

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 (Zone X) according to the Federal Emergency Management Agency Flood Insurance Rate Map 481147 0300 C, Dated October 17, 2006. THIS the 17th day of SEPTEMBER, A.D., 2019.

BY  
Timothy D Hearitige  
Reg Professional Surveyor No 5036

**HEARITIGE SURVEYING CO.**  
727 West Point Loop, West Point, Texas 78963  
C 213090 (979)242-3485 revised 3-09-2020

**SURVEY MAP OF:**

0.335 ACRES OF LAND OUT OF THE ALEXANDER THOMPSON LEAGUE ABSTRACT NO. 98, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1 & 2, BLOCK 28, OF THE CITY OF FAYETTEVILLE, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 130 PAGE 124 AND VOLUME 240 PAGE 12, BOTH OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (0.440 ACRE) TRACT OF LAND CONVEYED TO MICHAEL LEE STROUP AND JULIA LOUISE STROUP IN A DEED AS RECORDED IN VOLUME 1745 PAGE 64 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT 302 EAST BELL STREET IN FAYETTEVILLE.