

SCALE 1" = 125'

N89°59'39"E 775.99'
(EAST 775.80')

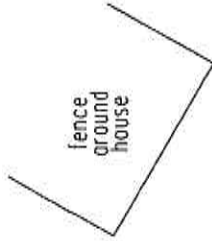
SURVEY MAP OF:

5.341 ACRES OF LAND OUT OF THE WATLER F. HAMILTON LEAGUE, ABSTRACT NO. 52, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (18.44 ACRE) TRACT OF LAND CONVEYED TO JAMES M. JAMAIL AND DAWN W. JAMAIL IN A DEED AS RECORDED IN VOLUME 1224 PAGE 148 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT 3590 F.M. 153, SOUTH OF WEST POINT.

NOTES: 1) 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.

2) This division has NOT been submitted to Fayette County for Subdivision Approval, and this division will need to be approved by the County Inspector, before development of these tracts can occur.

James M. Jamail
&
Dawn W. Jamail
(18.44 Acres -
less 0.86 acres)
1224/148



N15°36'02"W
830.64'

**WALTER F. HAMILTON LEAGUE
ABSTRACT NO. 52**

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊗ 3/8" Iron Rod Found
- ⊠ Concrete Monument Found
- ⊙ 1" Iron Pipe Found
- 1/2" Iron Rod Set
- x — Wire Fence
- — — Overhead Utility Line
- () Record Bearing & Distance



S84°26'57"E 558.83'

(R-2004.53')
CB-N01°31'23"W
C-304.41'

5.341 acres
James M. Jamail
&
Dawn W. Jamail
(18.44 Acres -
less 0.86 acres)
1224/148

(NORTH 2616.67')
(N00°14'00"W 1313.16')

S00°14'32"E 433.42'

S00°14'32"E 25.82'

N02°52'06"E
30.34'

N06°13'18"E 17.51'

N12°08'44"E
9.44'

N08°35'34"E
150.00'

N47°58'00"W 90.43'

N47°50'10"W 87.61'

(N45°30'56"W 51.20')

(N43°48'11"W 53.21')

(N36°48'42"W 46.66')

(N39°06'49"W 44.12')

(N47°09'19"W 26.02')

(N47°19'53"W 26.34')

(N66°39'17"W 54.04')

(N66°38'17"W 53.65')

(N88°01'51"W 351.95')

N87°57'21"W
351.91'

monuments found
create small angles
in the line

S89°31'53"W 572.57'

S89°42'38"W 596.86'

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 No. portion of this property is located in Zone A (areas determined to be inside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0225 C, Dated October 17, 2006.

THIS the 9th day of AUGUST, A.D. 2022

BY **T.P. Hearridge**
Timothy D Hearridge
Reg Professional Surveyor No 5036



Edgar Arthur Pavlicek
(Tract No. 1 -
159.5 acres)
1572/319

Andrew Sabata
(20.69 acres -
does NOT close
by approx. 50')
1669/764

SEE ACCOMPANYING FIELD NOTE DESCRIPTION
HEARTRIDGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78969
19791242-3485 C 231070