

SCALE 1" = 60'

LOOP 543  
(Old Highway 71)

F.M. 154

S68°42'50"W 175.91'

N74°28'06"E 151.02'

34.67'

0.675 Acres

5.000 Acres remainder

Johnny E. McCoy &  
Sandra M. McCoy  
(8 Ac.)  
870/748

REUBIN FISHER LEAGUE  
ABSTRACT NO. 181

Albert Thorn  
Estate  
(rem. 3 ac.)  
116/414

N81°58'20"W 164.28'

3.7'

Wilbert L. Ullrich, trustee  
(remainder 14 acres)  
488/111

S03°04'51"E 176.96'

S82°11'06"W 202.73'

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) The 3 acre tract conveyed to the McCoy's in Volume 870 Page 748 and described in Volume 503 Page 124 of the Deed Records of Fayette County, Texas, does NOT form a mathematically closed figure. This 3 acre tract uses cardinal courses (North, East, South, and West) in its description, but according to adjoining deeds and evidence found on the ground, in conjunction with its lack of closure, it would appear that these courses are incorrect.

3) The conveyances to the State of Texas for the right-of-way of the old Highway 77 do NOT form mathematically closed figures, and the right-of-way is shown hereon as can best be determined from the monuments found on the ground, the deeds mentioned, and maps provided by the State Highway Department.

dead line of  
Ullrich tract  
(dead does NOT close)

S03°42'39"E - 332.27'

SKETCH OF:

0.675 ACRES OF LAND OUT OF THE REUBIN FISHER LEAGUE, ABSTRACT NO. 181, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 8.00 ACRES TRACT OF LAND CONVEYED TO JOHNNY E. MCCOY AND SANDRA M. MCCOY IN A DEED AS RECORDED IN VOLUME 870 PAGE 748 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.

LEGEND

- ⊙ 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Set
- Concrete Right-of-Way Monument Found
- x- Wire Fence
- - - Overhead Utility Lines
- ( ) Record Bearing & Distance

PREPARED  
THIS the 7th day of NOVEMBER, A.D., 2003

BY   
Timothy D. Hearnige  
Reg. Professional Surveyor No. 5016

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