

SURVEY MAP OF:

0.579 ACRES OF LAND OUT OF THE FRANKLIN LEWIS LEAGUE ABSTRACT NO. 64, IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME TRACT ONE-0.487 ACRE) AND TRACT TWO-0.092 ACRE TRACTS OF LAND CONVEYED TO MICHAEL AUSTIN VIRNAU IN A DEED AS RECORDED IN VOLUME 1532 PAGE 507 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 6018 STATE HIGHWAY 159 IN RUTHERSVILLE.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

FRANKLIN LEWIS LEAGUE ABSTRACT NO. 64

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.



- 3/8" Iron Rod Found
- 1/2" Iron Rod Found
- 1" Iron Pipe Found
- Iron Bar Found
- Wire Fence
- Overhead Utility Line
- Record Bearing & Distance

Wayne Noak & Sherry S. Noak
(4.05 acres)
540/593

SCALE 1" = 40'

Clara Tietjen
Wessels
(0.487 ac.)
375/420

Volanda M. Samples
(First Tract)
0.487 acres)
843/751

0.579 Acres
SURVEYED
Michael Austin
Virnau
(Tract One-
0.487 acres)
1532/507

(Tract Two-
0.092 acres)
1532/507

Jerry J. Dusek
(0.104 acres)
496/482

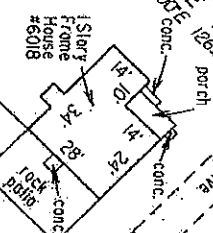
Clara Tietjen
Wessels
(29.79 ac.)
522/717

THE STATE OF TEXAS
COUNTY OF FAYETTE

Jerry J. Dusek & Frances C. Dusek
(0.456 acres)
441/439

S46°09'34"E 88.0'
S45°50'36"W 124.00'
S44°15'00"W 124.20'

N66°43'14"W 199.92'
N46°20'00"W 200.00'



The undersigned does hereby certify that a survey was this day made on the ground of the property legally described herein and is correct and that there are no boundary line conflicts, encroachments, shortages in area, plate, except as shown herein, and said property has access to and from a dedicated road. This property is located in Zone X of flood insurance determined to be outside the 1% annual chance flood insurance rating Map 480815 0275 C, Dated October 17, 2006. THIS the 15th day of DECEMBER, A.D. 2014.

BY
Reg. Professional Surveyor No. 5036

HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
(979) 248-3485

C 182048

STATE HIGHWAY 159
(Main Street)

Wesley G. Polasek & Debbie Polasek
(0.50 acres)
1311/857

Ascension Carrillo
Fros & Lorelei
Kuehler
(0.489 acres)
1417/511

Jerry J. Dusek
(0.104 acres)
496/482

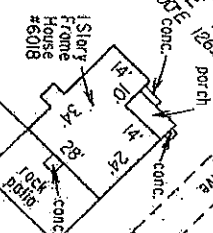
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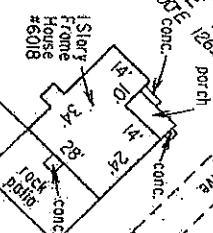
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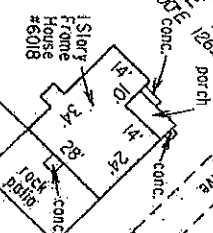
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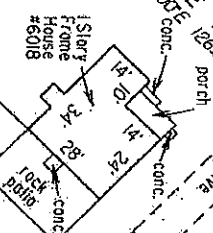
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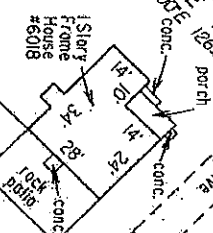
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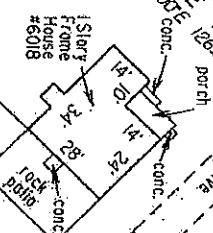
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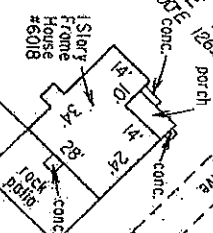
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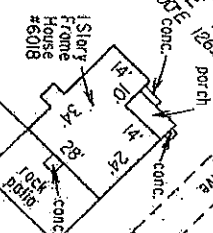
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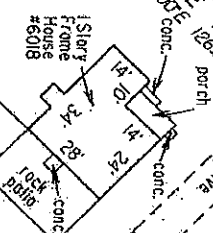
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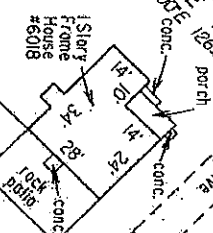
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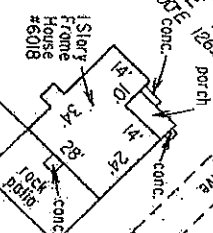
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HEARITIGE SURVEYING, CO.

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

December 17, 2014

FIELD NOTE DESCRIPTION OF 0.579 ACRES OF LAND OUT OF THE FRANKLIN LEWIS LEAGUE, ABSTRACT NO. 64, IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (TRACT ONE-0.487 ACRE) AND TRACT TWO-0.092 ACRE TRACTS OF LAND CONVEYED TO MICHAEL AUSTIN VIRNAU IN A DEED AS RECORDED IN VOLUME 1532 PAGE 507 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the southeasterly right-of-way line of State Highway No. 159, being at the most northerly corner of that certain (Tract One-0.482 acre) tract of land conveyed to Michael Austin Virnau in a deed as recorded in Volume 1532 Page 507 of the Official Records of Fayette County, Texas, and being at the most westerly corner of that certain (First Tract-0.487 acre) tract of land conveyed to Yolanda M. Samples in a deed as recorded in Volume 843 Page 751 of the Deed Records of Fayette County, Texas, and being for the most northerly corner of the tract herein described,

THENCE, leaving the southeasterly right-of-way line of State Highway No. 159, and with the common line between the Virnau tract and the Samples tract **S 46 deg. 40' 02" E 199.91 feet** to a ½" iron rod found in a fence along the northwesterly line of that certain (29.79 acre) tract of land conveyed to Clara Tietjen Wessels in a deed as recorded in Volume 522 Page 717 of the Deed Records of Fayette County, Texas, and being for the most easterly corner of this tract

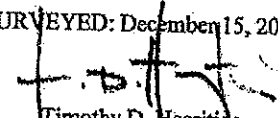
THENCE, with the common line between the Virnau tract and the Wessels tract, **S 43 deg. 51' 25" W 126.04 feet** to a 1" iron pipe found at the base of a fence corner post at the most easterly corner of that certain (0.104 acre) tract of land conveyed to Jerry J. Dusek in a deed as recorded in Volume 496 Page 482 of the Deed Records of Fayette County, Texas, and being for the most southerly corner of this tract,

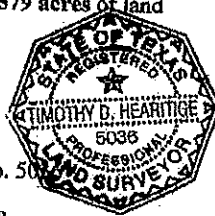
THENCE, with the common line between the Virnau tract and the Dusek tracts, **N 46 deg. 43' 14" W**, passing the most easterly corner of that certain (0.466 acre) tract of land conveyed to Jerry J. Dusek in a deed as recorded in Volume 441 Page 439 of the Deed Records of Fayette County, Texas, at or about 37.40 feet, and continuing on the same course another 162.52 feet, for a total distance of **199.92 feet** to a 1" iron pipe found in the southeasterly right-of-way line of State Highway 159, being for the most westerly corner of this tract,

THENCE, with the southeasterly right-of-way line of State Highway 159, **N 43 deg. 51' 36" E 126.22 feet** to the **PLACE OF BEGINNING**, in all containing **0.579 acres** of land

SURVEYED: December 15, 2014

BY:


Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 182048