

SURV. MAP OF:

19.720 ACRES OF LAND OUT OF THE SILAS JONES LEAGUE ABSTRACT NO. 60, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (19.72 ACRES) TRACT OF LAND CONVEYED TO SALLY L. VAN DUYN & DEBRA SUE IRWIN IN A DEED AS RECORDED IN VOLUME 1230 PAGE 22B OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 230 HAUSMANN GIN ROAD, SOUTH OF LA GRANGE.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

U.S. HIGHWAY 77
N46°03'04"E 934.81'
(N46°00'00"E 934.74')

HAUSMANN GIN ROAD
(County Road No. 144)

Janice Loreita Prica
(4.137 acres)
934/640

- NOTES: 1) This tract is subject to restrictions recorded in Volume 1230 Page 22B of the Official Records of Fayette County, Texas.
- 2) This tract is subject to blanket type easements for electric lines as described and recorded in Volume 176 Page 85 of the Deed Records of Fayette County, Texas, and Volume 1249 Page 547 of the Official Records of Fayette County, Texas.
- 3) This tract is subject to a blanket type easement for water lines as described and recorded in Volume 1022 Page 747 of the Official Records of Fayette County, Texas. This easement is limited to 18" in width, centered on the pipes as installed.

Janette R. Hanna Wilhoite
& Lee R. Harrington
(20.14 acres)
1274/493

SILAS JONES LEAGUE ABSTRACT NO. 60

19.720 Acres SURVEYED

Sally L. Van Duyn
& Debra Sue Irwin
(19.72 acres)
1230/22B

Granda, Inc.
(remaining 4.116 acres)
1146/595

Warren Henry Herzog
(14.815 acres)
934/640

LEGEND

- 1/2" Iron Rod Found
- 1" Iron Bar Found
- x- Wire Fence
- Overhead Utility Line
- () Record Bearing & Distance

SCALE 1" = 150'

HEARTIG SURVEYING CO.
727 West Point Loop, West Point, Texas 76969
(979)243-8495

A 137012

TO: Sally L. Van Duyn & Debra Sue Irwin
State Bank
THE STATE OF TEXAS * Clear Title Company (G.F. No. 20189)
COUNTY OF FAYETTE * Stewart Title Guaranty Company

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 encroachments, shortages in area, overlapping of improvements, or visible utility lines, or roads in place, except as shown hereon, and property has access to and from a dedicated road. No portion of property lies within a special flood hazard area (Zone X) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0410 C, Dated October 17, 2006.
THIS the 19th day of JUNE A. D., 2007.

BY: Timothy D. Hartige
Reg. Professional Surveyor No. 5036