

# Fayette County, Texas

## Town of Fayetteville, Texas

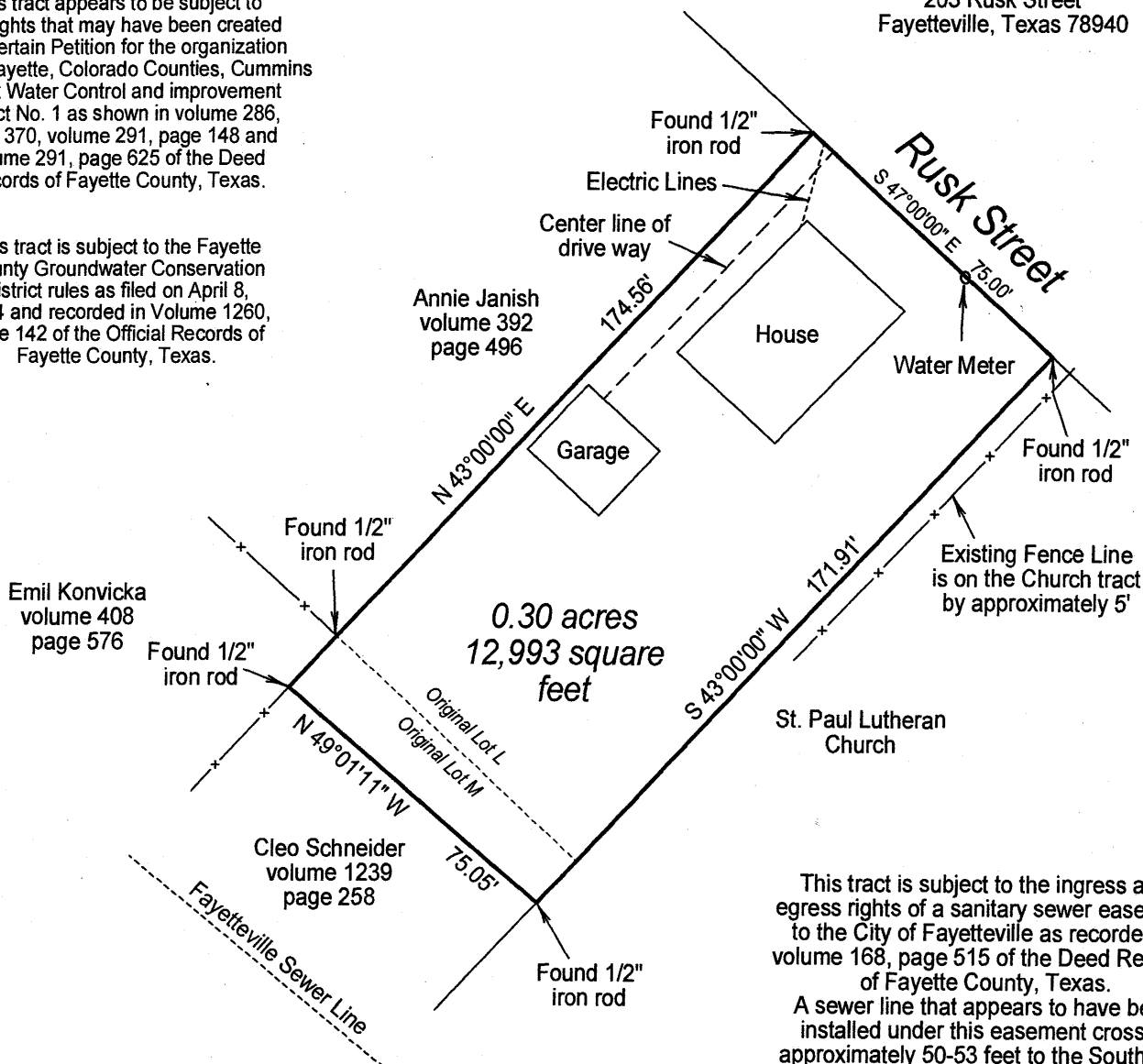
Survey plat showing a 0.30 acre tract of land, (12993 square feet), being part of Lot M and all of Lot L of Block 8 of the City of Fayetteville according to the plat thereof recorded in volume 130, page 124 of the Deed Records of Fayette County, Texas, and being all of that certain tract as conveyed to Connie Powell as recorded in volume 1238, page 10 of the Official Records of Fayette County, Texas.

This tract appears to be subject to any rights that may have been created by a certain Petition for the organization of Lee, Fayette, Colorado Counties, Cummins Creek Water Control and improvement District No. 1 as shown in volume 286, page 370, volume 291, page 148 and volume 291, page 625 of the Deed Records of Fayette County, Texas.

This tract is subject to the Fayette County Groundwater Conservation District rules as filed on April 8, 2004 and recorded in Volume 1260, page 142 of the Official Records of Fayette County, Texas.

The address of this tract appears to be:

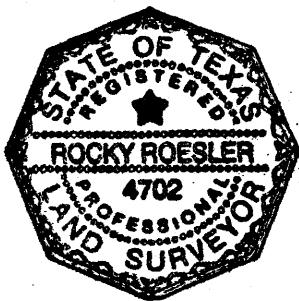
203 Rusk Street  
Fayetteville, Texas 78940



This tract is subject to the ingress and egress rights of a sanitary sewer easement to the City of Fayetteville as recorded in volume 168, page 515 of the Deed Records of Fayette County, Texas.  
A sewer line that appears to have been installed under this easement crosses approximately 50-53 feet to the Southwest of this tract as shown hereon.

Lines of this tract are only fenced as shown by the following line type:

— x — x —



I hereby certify that this plat represents the facts as found during an on the ground survey made under my direct supervision on May 5, 2005, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition II Survey.

*Rocky V. Roesler*

Rocky Von Roesler  
Registered Professional Land Surveyor  
Number 4702

Reference is hereby made to a land description attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on the Southeast line of the Janish tract.

According to the FEMA Flood Insurance Rate Map Community Panel No. 481147 H 01, effective date August 6, 1976, it appears that this tract does not lie within a Special Flood Hazard Zone "A".

Scale: 1" = 40' Date: 5-5-2005

Prepared by:

**Rocky Von Roesler**

RPLS # 4702  
6339 Skillet Road La Grange, Texas 78945  
(979) 247-4321

Drawn by: RVR/CSM

Revision: 23379

WO # 25636

STATE OF TEXAS           )  
                                  )  
COUNTY OF FAYETTE       )

Land Description

BEING a 0.30 acre (12,993 square foot) tract of land, being part of Lot M and all of Lot L of Block 8 of the City of Fayetteville according to the plat thereof recorded in volume 130, page 124 of the Deed Records of Fayette County, Texas, and being all of that certain as conveyed to Connie Powell as recorded in volume 1238, page 10 of the Official Records of Fayette County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the Southwest line of Rusk Street for the East corner of an Annie Janish tract (volume 392, page 496) and for the North corner hereof;

THENCE with the Southwest line of Rusk Street South 47 deg. 00 min. 00 sec. East 75.00 feet to a 1/2" iron rod found for the North corner of a St. Paul Lutheran Church tract and for the East corner hereof;

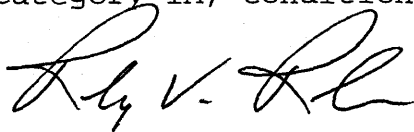
THENCE with the Northwest line of the Church tract South 43 deg. 00 min. 00 sec. West 171.91 feet to a 1/2" iron rod found for the East corner of a Cleo Schneider tract (volume 1239, page 258) and for the South corner hereof;

THENCE with the Northeast line of the Schneider tract North 49 deg. 01 min. 11 sec. West 75.05 feet to a 1/2" iron rod found in the Southeast line of an Emil Konvicka tract (volume 408, page 576) for the North corner of the Schneider tract and for the West corner hereof;

THENCE with the Southeast line of the Konvicka tract and the Southeast line of an Annie Janish tract (volume 392, page 496) North 43 deg. 00 min. 00 sec. East 174.56 feet to the PLACE OF BEGINNING, containing 0.30 acres of land.

Reference is hereby made to a survey plat, attached hereto and made a part hereof.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on May 5, 2005 and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition II Survey.



Rocky Von Roesler  
Registered Professional Land Surveyor  
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