

David Berry Survey Abstract 15



This tract appears to be subject to the covenants, conditions and easements as shown in volume 1054, page 44 of the Official Records of Fayette County, Texas.

STATE OF TEXAS)
)
COUNTY OF FAYETTE)

Land Description

BEING 0.89 acres of land, a part of the David Berry Survey, Abstract 15 of Fayette County, Texas, and being all of Lot 19 of Monument Hill Section 3 according to the plat thereof recorded in volume 1, page 3, slide 3 of the Plat Records of Fayette County, Texas, and all of Lot 29 of Monument Hill Section 10 according to the plat thereof recorded in volume 1, page 21, slide 21 of the Plat Records of Fayette County, Texas, and being 0.43 acres of unplatted land, and being the same Lots 19 and 20 and 0.43 acres of that called 0.723 acres of unplatted land as conveyed to Ike Griggs as recorded in volume 1177, page 800 of the Official Records of Fayette County, Texas, and being more particularly described as follows;

BEGINNING at a "X" found chipped in concrete in the Southwest line of Valley View Drive for the East corner of Lot 28 of Section 10, the North corner of Lot 29 and the North corner hereof;

THENCE with the Southwest line of Valley View Drive and the Southwest line of Rolling Hill Drive South 56 deg. 03 min. 21 sec. East 200.69 feet to a 1/2" iron rod found for the Northwest corner of Lot 20 of Section 3, the East corner of Lot 19 of Section 3 and the East corner hereof;

THENCE with the Northwest line of Lot 20 of Section 3 and crossing the 0.723 acres of unplatted land South 33 deg. 56 min. 39 sec. West 186.66 feet to a 1/2" iron rod found in the Northeast line of Country Club Drive for the West corner of a Carol Werner tract (volume 1147, page 83) and the South corner hereof;

THENCE with the Northeast line of Country Club Drive North 59 deg. 13 min. 05 sec. West 201.00 feet to a 1/2" iron rod found for the South corner of a 0.676 acre tract of unplatted land (volume 822, page 463), the West corner of the parent 0.723 acres of unplatted land and the West corner hereof;

THENCE with the Southeast line of the 0.676 acre tract North 33 deg. 56 min. 39 sec. East 97.94 feet to a 1/2" iron rod found for the South corner of Lot 28 of Section 10, the West corner of Lot 29 of Section 10 and a point on the Northwest line hereof;

THENCE with the Southeast line of Lot 28 of Section 10 North 33 deg. 56 min. 39 sec. East 99.81 feet to the PLACE OF BEGINNING, containing 0.89 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