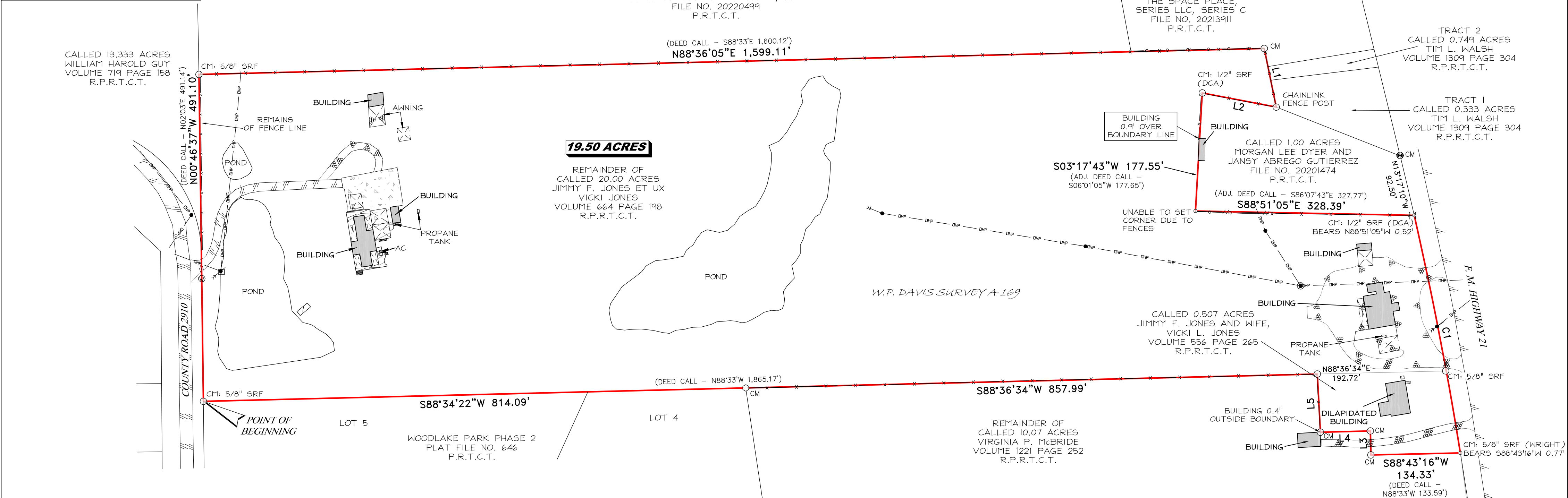


LEGEND	
CM	CONCRETE MONUMENT
1/2" SRF	1/2" STEEL ROD FOUND
1/2" SRF (BY-LINE)	1/2" STEEL ROD SET (BY-LINE)
○	POINT FOR CORNER
○	1/2" PIPE FOUND
SRF	STEEL ROD FOUND
●	POWER POLE
A/C	AIR CONDITIONING
⊙	WATER METER
⊙	CONCRETE R.O.W. MON
⊙	SOD NAIL FOUND
⊙	3" FOUND IN CONCRETE
⊙	UNDERGROUND ELECTRIC
⊙	FH FIRE HYDRANT
⊙	WATER VALVE
⊙	CONCRETE
⊙	COVERED CARPORT, PORCH, DECK, ETC
⊙	OHT - OVERHEAD TELEPHONE
⊙	OHP - OVERHEAD ELECTRIC
⊙	PIPE FENCE
⊙	METAL FENCE
⊙	WOOD FENCE
⊙	BARBED WIRE FENCE
⊙	CHAINLINK FENCE
⊙	OVERHEAD ELECTRIC
⊙	GUY WIRE
⊙	ELECTRIC PEDESTAL
⊙	TELEPHONE PEDESTAL
⊙	CLEANOUT
⊙	SEPTIC LID
⊙	GAS METER
⊙	ASPHALT PAVING
⊙	GRAVEL/ROCK ROAD OR DRIVE



STATE OF TEXAS  
COUNTY OF TITUS

DESCRIPTION

BEING all of that tract of land in Titus County, Texas, out of the W. P. Davis Survey, Abstract No. 169, and being part of that called 20.00 acres of land described in a deed to Jimmy F. Jones et ux Vicki Jones as recorded in Volume 664, Page 198 of the Real Property Records of Titus County, Texas and being all of that called 0.507 acres of land described in a deed to Jimmy Jones and wife, Vicki L. Jones as recorded in Volume 556, Page 265 of the Real Property Records of Titus County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found in the East line of County Road 2910 at the Southwest corner of said 20.00 acres and at the Northwest corner of Lot 5 of Woodlake Park Phase 2 as recorded in Plat File No. 646 of the Plat Records of Titus County, Texas;

THENCE North 00 degrees 46 minutes 37 seconds West, 491.10 feet along the West line of said 20.00 acres, partly along the East line of County Road 2910 and partly along the East line of that called 13.333 acres of land described in a contract of sale to William Harold Guy as recorded in Volume 719, Page 158 of the Real Property Records of Titus County, Texas to a 5/8 inch steel rod found at the Northwest corner of said 20.00 acres and at the Southwest corner of that called 35.132 acres of land described in a deed to EZ PZ Properties of Texas, LLC as recorded in File No. 20220499 of the Public Records of Titus County, Texas;

THENCE North 88 degrees 36 minutes 05 seconds East, 1,599.11 feet along the North line of said 20.00 acres, the South line of said 35.132 acres and the most Westerly South line of that called 1.31 acres of land described in a deed to The Space Place, Series LLC, Series C as recorded in File No. 20213911 of the Public Records of Titus County, Texas to a 1/2 inch steel rod found at the most Northerly Northeast corner of said 20.00 acres and at an ell corner of said 1.31 acres;

THENCE South 11 degrees 30 minutes 59 seconds East, 89.83 feet along an East line of said 20.00 acres, the most Southerly West line of said 1.31 acres and the West line of that called 0.333 acres described as Tract 1 and that called 0.749 acres of land described as Tract 2 in a deed to Tim L. Walsh as recorded in Volume 1309, Page 304 of the Real Property Records of Titus County, Texas to a chain link fence post found at an ell corner of said 20.00 acres, at the Southwest corner of said 0.333 acres and at an angle point in the North line of that called 1.00 acres of land described in a deed to Morgan Lee Dyer and Jansy Abrego Gutierrez as recorded in File No. 20201474 of the Public Records of Titus County, Texas;

THENCE North 79 degrees 13 minutes 00 seconds West, 113.01 feet along the North line of said 1.00 acres to a 1/2 inch steel rod found capped "DCA" at the Northwest corner of said 1.00 acres;

THENCE South 03 degrees 03 minutes 43 seconds West, 177.55 feet along the West line of said 1.00 acres to a point at the Southwest corner of said 1.00 acres;

THENCE South 88 degrees 51 minutes 05 seconds East, 328.39 feet along the South line of said 1.00 acres to a point in the West line of F. M. Highway 21, in the most Easterly East line of said 20.00 acres and at the Southeast corner of said 1.00 acres, from which a 1/2 inch steel rod found capped "DCA" bears North 88 degrees 51 minutes 05 seconds West, 0.52 feet for witness and from which a concrete monument found bears North 13 degrees 17 minutes 10 seconds West, 92.50 feet for witness;

THENCE Southeasterly, 363.51 feet along the West line of said highway, the East line of said 20.00 acres and said 0.507 acres and a curve to the right having a radius of 5,689.58 feet and a central angle of 03 degrees 39 minutes 38 seconds (Chord bears South 10 degrees 59 minutes 24 seconds East, 363.45 feet) to a point at the Southeast corner of said 0.507 acres and in the East line of that called 10.07 acres of land described in a deed to Virginia P. McBride as recorded in Volume 1221, Page 252 of the Real Property Records of Titus County, Texas, from which a 5/8 inch steel rod found capped "Wright" bears South 88 degrees 43 minutes 16 seconds West, 0.77 feet for witness and from which a concrete monument found bears South 07 degrees 37 minutes 23 seconds East, 305.15 feet for witness;

THENCE South 88 degrees 43 minutes 16 seconds West, 134.33 feet along the most Southerly South line of said 0.507 acres to a 1/2 inch steel rod found at the most Southerly Southwest corner of said 0.507 acres;

THENCE North 01 degrees 20 minutes 43 seconds West, 36.07 feet along the most Southerly West line of said 0.507 acres to a 1/2 inch steel rod found at an ell corner of said 0.507 acres;

THENCE South 88 degrees 32 minutes 47 seconds West, 74.99 feet along the most Westerly South line of said 0.507 acres to a 1/2 inch steel rod found at the most Westerly Southwest corner of said 0.507 acres;

THENCE North 03 degrees 01 minutes 05 seconds West, 87.47 feet along the most Westerly West line of said 0.507 acres to a 1/2 inch steel rod found in the South line of said 20.00 acres, at the Northwest corner of said 0.507 acres and in the North line of said 10.07 acres, from which a 5/8 inch steel rod found bears North 88 degrees 36 minutes 34 seconds East, 192.72 feet for witness;

THENCE South 88 degrees 36 minutes 34 seconds West, 857.99 feet along the South line of said 20.00 acres and the North line of said 10.07 acres to a 1/2 inch pipe found at the Northwest corner of said 10.07 acres and at the Northeast corner of Lot 4 of said Woodlake Park, Phase 2;

THENCE South 88 degrees 34 minutes 22 seconds West, 814.09 feet along the South line of said 20.00 acres and the North line of said Lots 4 and 5 to the POINT OF BEGINNING, containing 19.50 acres of land.

Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid.

LINE TABLE					
LINE	BEARING	DISTANCE	CALL BEARING	CALL DISTANCE	
L1	S11°30'59"E	89.83'	S07°57'E	90.22'	
L2	N79°13'00"W	113.01'	N76°29'38"W (ADJ.)	113.08' (ADJ.)	
L3	N01°20'43"W	36.07'	N01°27'E		
L4	S88°32'47"W	74.99'	N88°33'W	75.00'	
L5	N03°01'05"W	87.47'	N00°07'W	87.60'	

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	363.51'	5,689.58'	3°39'38"	S10°59'24"E	363.45'

SURVEYOR'S NOTES:  
 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.  
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.  
 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.  
 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.  
 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.  
 6) FIELD WORK WAS COMPLETED 05/02/2022.  
 7) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.

BY: *Shane Graham*  
 SHANE GRAHAM  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6044

2092 & 2096 F.M. HIGHWAY 21  
 PITTSBURG, TEXAS

DATE: 05/11/2022  
 SCALE: 1" = 100'  
 JOB NO.: 2022-548  
 CLIENT: LIGHTHOUSE REALTY  
 TECHNICIAN: AMN

TEXAS 811  
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