

LAND SURVEYING SERVICES
 200 E. Upshur St. Gladewater, Texas (903) 845-7508

Martha Lee
 Residue of 51.8 Acres
 Vol 65, Page 441 O.P.R.

Bearing Basis: East-West
 The line produced by 3/8" rebar found for SEC 51.8 Ac & 3/8" rebar found for SEC 5.0 Ac. tract.

o Denotes SET 1/2" rebar, except as noted.
 @ Denotes FOUND 3/8" rebar
 See Field Notes of this survey for a written boundary description.

PLAT OF SURVEY

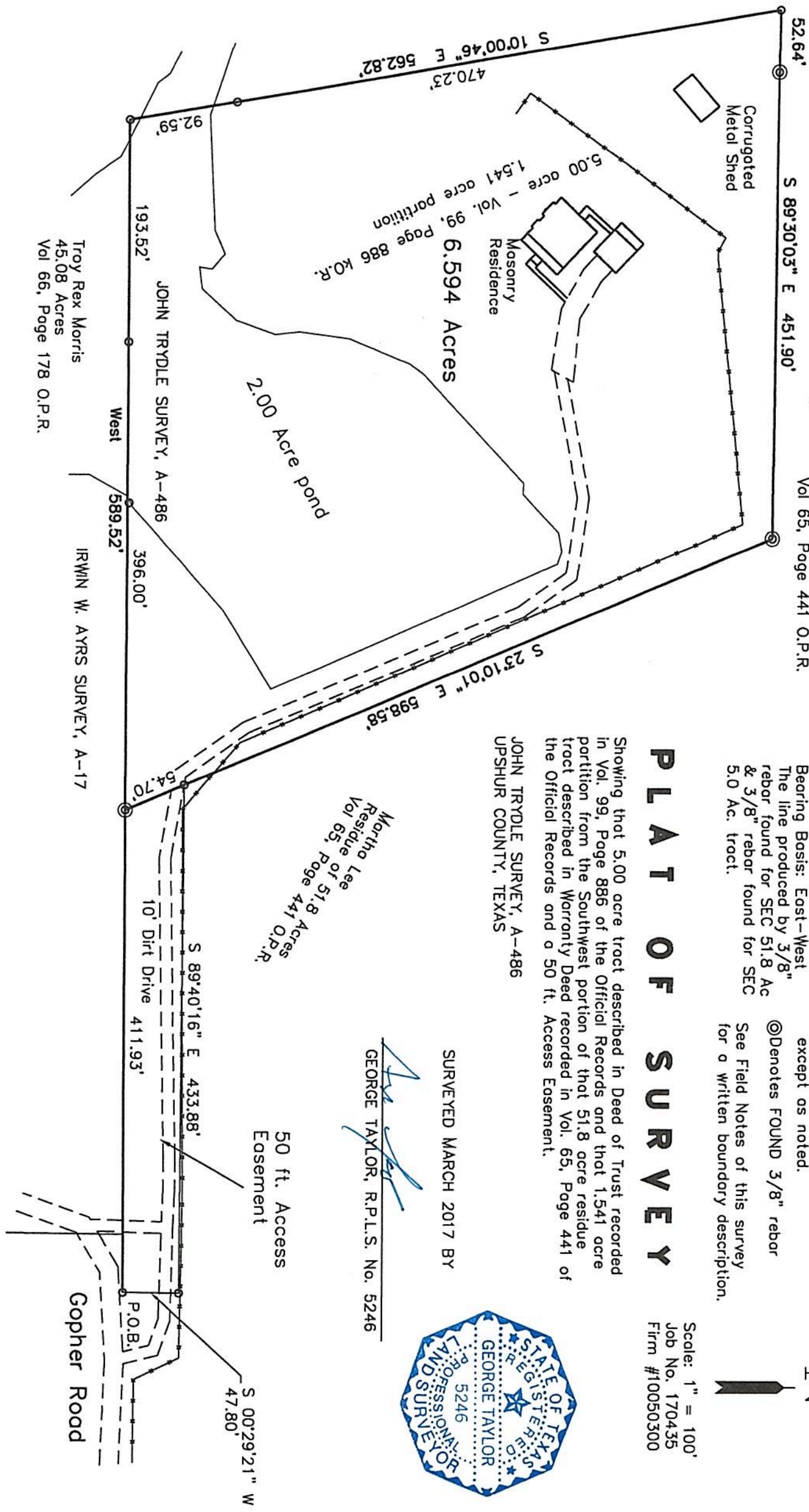
Showing that 5.00 acre tract described in Deed of Trust recorded in Vol. 99, Page 886 of the Official Records and that 1.541 acre portion from the Southwest portion of that 51.8 acre residue tract described in Warranty Deed recorded in Vol. 65, Page 441 of the Official Records and a 50 ft. Access Easement.

JOHN TRYDLE SURVEY, A-486
 UPSHUR COUNTY, TEXAS

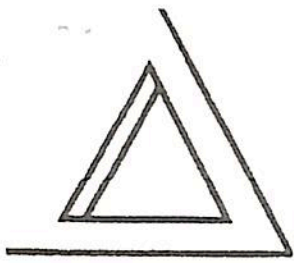
SURVEYED MARCH 2017 BY



GEORGE TAYLOR, R.P.L.S. No. 5246



Scale: 1" = 100'
 Job No. 170435
 Firm #10050300



Land Surveying Services

P.O. Box 747 • 200 E. Upshur St. • Gladewater, Texas 75647 • (903) 845-7508 • Fax: 844-0225

FIELD NOTES

6.594 Acres

Job No. 170434

All that certain lot, tract, or parcel of land being situated on the JOHN TRYDLE SURVEY, ABSTRACT NO. 486, UPSHUR COUNTY, TEXAS, and being that called 5.00 acre tract described in Deed of Trust to Paul Williams from Charles D. Lee and wife, Martha C. Lee recorded in Vol. 99, Page 886 of the Official Records and a 1.541 acre partition from the Southwest portion of the residue of that 51.8 acre tract conveyed to Martha Morris Lee by Warranty Deed recorded in Vol. 65, Page 441 of the Official Records of said county. Said lot, tract, or parcel of land and an Access Easement being more particularly described as follows:

BEGINNING at a 3/8" rebar found for the Southeast corner of said 5.00 acre tract being in the South line of said 51.8 acre parent tract being the North line of that 45.08 acre tract conveyed to Troy Rex Morris by Warranty Deed recorded in Vol. 66, Page 178 O.R. and bears West 690.22 ft. from a 3/8" rebar found for the Southeast corner of said parent tract;

THENCE West 396.00 ft. along the South line of said parent tract and partially through a pond pass an inaccessible point for the Southwest corner of said 5.00 acre tract being the Southeast corner of said 1.541 acre partition, continuing at a total of 589.52 ft. a 1/2" rebar set for the Southwest corner of this tract and said partition;

THENCE N 10 deg. 00 min. 46 sec. W 92.59 ft. mostly across said pond pass a 1/2" rebar set for reference, continuing at a total of 562.82 ft. a 1/2" rebar set for the Northwest corner of this tract and said partition;

THENCE S 89 deg. 30 min. 03 sec. E 52.64 ft. pass a 3/8" rebar found for the Northwest corner of said 5.00 acre tract, continuing along the North line of said 5.00 acre tract at a total of 451.90 ft. a 3/8" rebar found for the Northeast corner of same;

THENCE S 23 deg. 10 min. 01 sec. E 598.58 ft. along the East line of said 5.00 acre tract to the point of beginning, containing 6.594 acres of land as surveyed by George Taylor, R.P.L.S. No. 5246.

50 ft. Access Easement:

BEGINNING at a 1/2" rebar set for the Southeast corner of this Easement being on the South line of said 51.8 acre parent tract being on the North side of an oiled roadbed called Gopher Road and bears West 278.29 ft. from a 3/8" rebar found for the Southeast corner of said parent tract;

THENCE West 411.93 ft. along the South line of said parent tract to a 3/8" rebar found for the Southwest corner of this Easement and being the Southeast corner of said 6.594 acre tract;

THENCE N 23 deg. 10 min. 01 sec. W 54.70 ft. along the East line of said 6.594 acre tract to a 1/2" rebar set for the Northwest corner of this Easement;

THENCE S 89 deg. 40 min. 16" E 433.88 ft. along the North line of this Easement to a ½" rebar set for the Northeast corner of same;

THENCE S 00 deg. 29 min. 21 sec. W 47.80 ft. along the East line of this Easement to the point of beginning.

See Plat of this survey for additional information.

SURVEYOR'S CERTIFICATE

I, George Taylor, Registered Professional Land Surveyor No. 5246, do hereby certify that the performance under my direct supervision of the survey for the above described tract of land and the information provided in these Reports of said survey are in compliance with the Texas Board of Professional Land Surveying Practices Act and General Rules of Procedures and Practices, as amended, and that there are no visible discrepancies, conflicts, shortages of area or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown here, to the best of my knowledge and ability.

WITNESS my hand and seal at Gladewater, Texas, this the 22nd day of March, 2017.


George Taylor, R.P.L.S. No. 5246

