

DONALD McDONALD LEAGUE  
ABSTRACT 36  
SABINE COUNTY, TEXAS



LEGEND

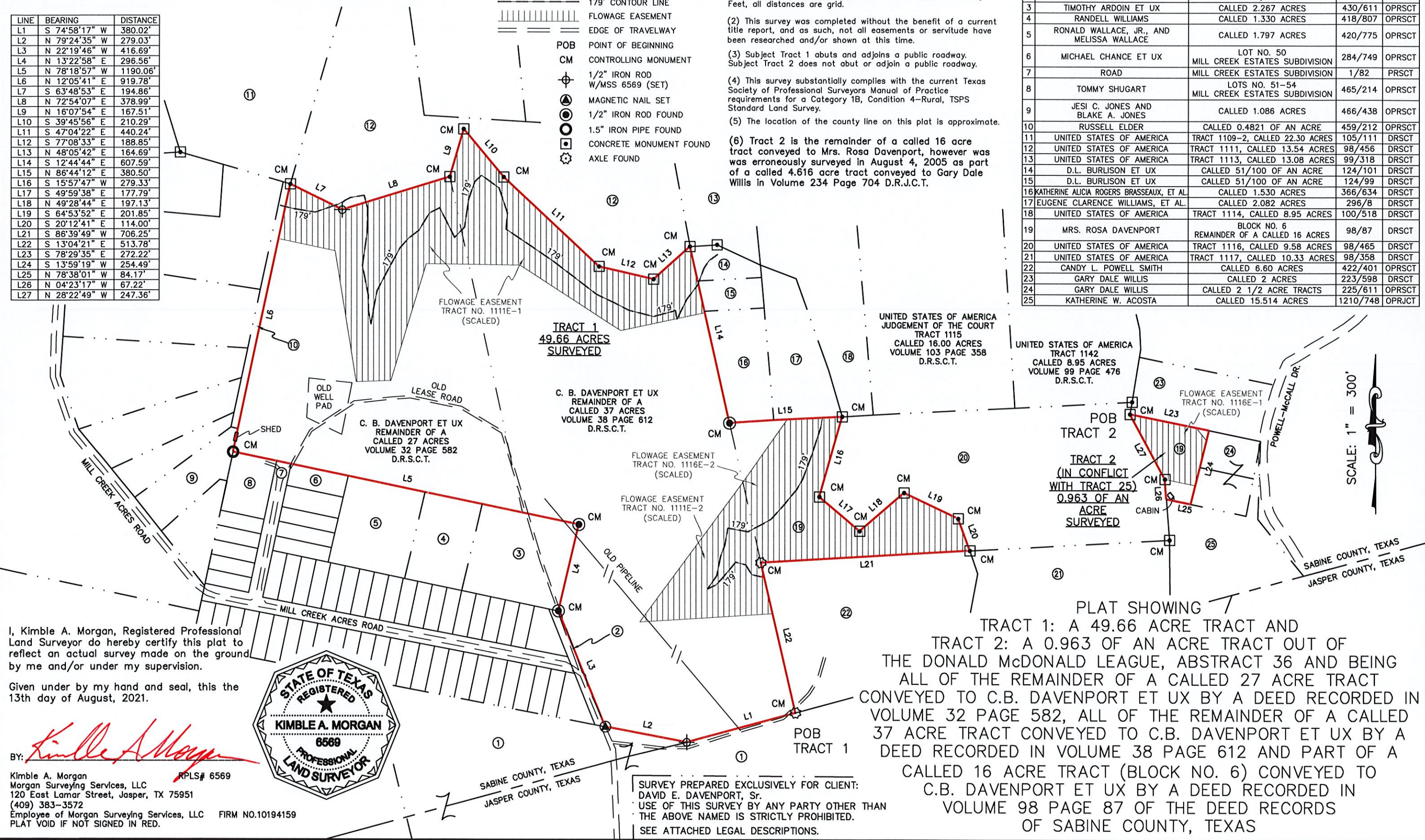
- BOUNDARY LINE
- PROPERTY LINE
- 179' CONTOUR LINE
- FLOWAGE EASEMENT
- EDGE OF TRAVELWAY
- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- 1/2" IRON ROD W/MSS 6569 (SET)
- MAGNETIC NAIL SET
- 1/2" IRON ROD FOUND
- 1.5" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- AXLE FOUND

Surveyor's Note(s)

- (1) All bearings recited herein are based on the Texas State Plane Coordinate System NAD 83, Texas Central Zone (2277 EPSG) FIPS 4203, derived from GPS observations, US Survey Feet, all distances are grid.
- (2) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.
- (3) Subject Tract 1 abuts and adjoins a public roadway. Subject Tract 2 does not abut or adjoin a public roadway.
- (4) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4-Rural, TSPS Standard Land Survey.
- (5) The location of the county line on this plat is approximate.
- (6) Tract 2 is the remainder of a called 16 acre tract conveyed to Mrs. Rosa Davenport, however was erroneously surveyed in August 4, 2005 as part of a called 4.616 acre tract conveyed to Gary Dale Willis in Volume 234 Page 704 D.R.J.C.T.

LINE	BEARING	DISTANCE
L1	S 74°58'17" W	380.02'
L2	N 79°24'35" W	279.03'
L3	N 22°19'46" W	416.69'
L4	N 13°22'58" E	296.56'
L5	N 78°18'57" W	1190.06'
L6	N 12°05'41" E	919.78'
L7	S 63°48'53" E	194.86'
L8	N 72°54'07" E	378.99'
L9	N 16°07'54" E	167.51'
L10	S 39°45'56" E	210.29'
L11	S 47°04'22" E	440.24'
L12	S 77°08'33" E	188.85'
L13	N 48°05'42" E	164.69'
L14	S 12°44'44" E	607.59'
L15	N 86°44'12" E	380.50'
L16	S 15°57'47" W	279.33'
L17	S 49°59'38" E	177.79'
L18	N 49°28'44" E	197.13'
L19	S 64°53'52" E	201.85'
L20	S 20°12'41" E	114.00'
L21	S 86°39'49" W	706.25'
L22	S 13°04'21" E	513.78'
L23	S 78°29'35" E	272.22'
L24	S 13°59'19" W	254.49'
L25	N 78°38'01" W	84.17'
L26	N 04°23'17" W	67.22'
L27	N 28°22'49" W	247.36'

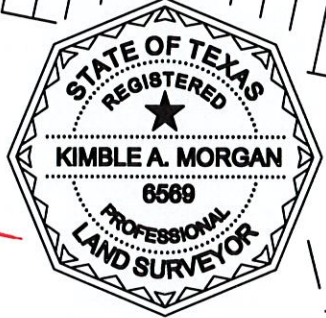
TR	OWNER	ACREAGE	VOLUME/PAGE	RECORD
1	CALVIN SIMMIE SHORT & DENNIS PAUL SHORT	REMAINDER OF A CALLED 29.34 ACRES	644/53	OPRJCT
2	WARD HAMILTON AND RAYMOND BARTMESS	REMAINDER OF A CALLED 20-2/10THS ACRES	116/75	DRSCT
3	TIMOTHY ARDOIN ET UX	CALLED 2.267 ACRES	430/611	OPRJCT
4	RANDELL WILLIAMS	CALLED 1.330 ACRES	418/807	OPRJCT
5	RONALD WALLACE, JR., AND MELISSA WALLACE	CALLED 1.797 ACRES	420/775	OPRJCT
6	MICHAEL CHANCE ET UX	LOT NO. 50 MILL CREEK ESTATES SUBDIVISION	284/749	OPRJCT
7	ROAD	MILL CREEK ESTATES SUBDIVISION	1/82	PRSCT
8	TOMMY SHUGART	LOTS NO. 51-54 MILL CREEK ESTATES SUBDIVISION	465/214	OPRJCT
9	JESI C. JONES AND BLAKE A. JONES	CALLED 1.086 ACRES	466/438	OPRJCT
10	RUSSELL ELDER	CALLED 0.4821 OF AN ACRE	459/212	OPRJCT
11	UNITED STATES OF AMERICA	TRACT 1109-2, CALLED 22.30 ACRES	105/111	DRSCT
12	UNITED STATES OF AMERICA	TRACT 1111, CALLED 13.54 ACRES	98/456	DRSCT
13	UNITED STATES OF AMERICA	TRACT 1113, CALLED 13.08 ACRES	99/318	DRSCT
14	D.L. BURLISON ET UX	CALLED 51/100 OF AN ACRE	124/101	DRSCT
15	D.L. BURLISON ET UX	CALLED 51/100 OF AN ACRE	124/99	DRSCT
16	KATHERINE ALICIA ROGERS BRASSEAU, ET AL	CALLED 1.530 ACRES	366/634	DRSCT
17	EUGENE CLARENCE WILLIAMS, ET AL.	CALLED 2.082 ACRES	296/8	DRSCT
18	UNITED STATES OF AMERICA	TRACT 1114, CALLED 8.95 ACRES	100/518	DRSCT
19	MRS. ROSA DAVENPORT	BLOCK NO. 6 REMAINDER OF A CALLED 16 ACRES	98/87	DRSCT
20	UNITED STATES OF AMERICA	TRACT 1116, CALLED 9.58 ACRES	98/465	DRSCT
21	UNITED STATES OF AMERICA	TRACT 1117, CALLED 10.33 ACRES	98/358	DRSCT
22	CANDY L. POWELL SMITH	CALLED 6.60 ACRES	422/401	OPRJCT
23	GARY DALE WILLIS	CALLED 2 ACRES	223/598	DRSCT
24	GARY DALE WILLIS	CALLED 2 1/2 ACRE TRACTS	225/611	OPRJCT
25	KATHERINE W. ACOSTA	CALLED 15.514 ACRES	1210/748	OPRJCT



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under by my hand and seal, this the 13th day of August, 2021.

BY: *Kimble A. Morgan*



Kimble A. Morgan RPLS# 6569  
Morgan Surveying Services, LLC  
120 East Lamar Street, Jasper, TX 75951  
(409) 383-3572  
Employee of Morgan Surveying Services, LLC FIRM NO.10194159  
PLAT VOID IF NOT SIGNED IN RED.

SURVEY PREPARED EXCLUSIVELY FOR CLIENT: DAVID E. DAVENPORT, Sr.  
USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED.  
SEE ATTACHED LEGAL DESCRIPTIONS.

PLAT SHOWING  
TRACT 1: A 49.66 ACRE TRACT AND  
TRACT 2: A 0.963 OF AN ACRE TRACT OUT OF THE DONALD McDONALD LEAGUE, ABSTRACT 36 AND BEING ALL OF THE REMAINDER OF A CALLED 27 ACRE TRACT CONVEYED TO C.B. DAVENPORT ET UX BY A DEED RECORDED IN VOLUME 32 PAGE 582, ALL OF THE REMAINDER OF A CALLED 37 ACRE TRACT CONVEYED TO C.B. DAVENPORT ET UX BY A DEED RECORDED IN VOLUME 38 PAGE 612 AND PART OF A CALLED 16 ACRE TRACT (BLOCK NO. 6) CONVEYED TO C.B. DAVENPORT ET UX BY A DEED RECORDED IN VOLUME 98 PAGE 87 OF THE DEED RECORDS OF SABINE COUNTY, TEXAS

SCALE: 1" = 300'