

NOTE: "SET" = Set 1/2" Iron Rod.

Bearings and distances in parentheses are called.

Bearings are based on the lower West line of the 33.61 acre tract in Vol. 1578, Pg. 415 of the Anderson County Official Public Records. Called N 27°E.

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision on April 16, 2007. To the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the HUD Anderson County Community Panel Number 480001 001B, dated May 1, 1992, the house on this property is not located in a Flood Zone. Easement recorded in Vol. 493, Pg. 337 of the Anderson County Official Public Records affects this property.

A Field Note Description contains additional details and is a part of this survey. This survey was performed for a specific transaction and use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

Carroll L. Smith
 CARROLL L. SMITH
 Registered Professional Land Surveyor
 State Of Texas Number 4181

While the undersigned have received, accepted and approved this survey on 2-22-19

Buyer: _____
 Buyer: _____
 Seller: _____
 Seller: _____

SURVEY MAP
 SHOWING 29.398 ACRES IN THE
 ROWLAND ALLEN SURVEY, A-90
 ANDERSON COUNTY, TEXAS

SCALE: 1" = 200' APRIL 16, 2007

IVES TECHNICAL SERVICE
 P.O. BOX 1561 (903) 728-7206
 PALESTINE, TEXAS 75802

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C-1	4°55'42"	2457.65'	211.42'	S 69°10'19"E 211.35'
C-2	0°20'02"	2231.83'	13.08'	N 76°08'41"W 13.08'

FIELD NOTE DESCRIPTION

29.398 ACRES

ALL that certain tract of land in Anderson County, Texas, in the ROWLAND ALLEN SURVEY, Abstract 90 being comprised of Tract One called 33.61 acres and Tract Two called 1-1/2 acres in deed from Richard Alan Webb, et ux to Michael Craig Webb, et ux dated February 1, 1999, recorded in Volume 1578, Page 415 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the North right-of-way line of U. S. Highway 287 (120 feet wide) at its intersection with the center of the old Palestine-Tennessee Colony Road, being the Easterly corner of said 1-1/2 acre tract and a Southwest corner of a tract called 35.76 acres in Volume 1064, Page 290 O.P.R.

THENCE; In a Westerly direction with the North right-of-way line, being a curve to the right having a central angle of 00° 20' 07", a radius of 2231.83, a length of 13.06 feet and a chord bearing N 76° 06' 41" W, 13.06 feet to the end of curve.

THENCE; N 75° 56' 37" W, with the North right-of-way line 611.17 feet to a 1/2" iron rod found marking the Southeast corner of the Second Tract called 30.10 acres in Volume 1805, Page 585 O.P.R.

THENCE; N 28° 34' 11" E, with the East line of the 30.10 acre tract 238.09 feet to a 60d nail found in the center of the old Palestine-Tennessee Colony Road at the Southeast corner of the First Tract called 38.5 acres in Volume 1805, Page 585 O.P.R.

THENCE; N 27° 00' 00" E, with the East line of the 38.5 acre tract 1606.73 feet to a cross-tie fence corner found marking the Northeast corner of the 38.5 acre tract.

THENCE; N 62° 09' 25" W, with the North line of the 38.5 acre tract 307.37 feet to a calculated corner on the Southerly bank of Keechi Creek, being a Southerly corner of the residue of Tract One called 189 acres in Volume 1468, Page 549 O.P.R. as defined by a Boundary Line Agreement in Volume 1064, Page 290 O.P.R. Found a 1/2" iron rod S 62° 09' 25" E, 15.00 feet for reference.

THENCE; In a Northerly direction along an old fence described in said Boundary Line Agreement and the Southeast line of the residue of the 189 acre tract as follows:

N 70° 22' 43" E, 175.42 feet to a 1/2" iron rod found.

N 57° 03' 56" E, 125.58 feet to an 18" Black Jack Tree.

N 30° 59' 36" E, 54.34 feet to a 1/2" iron rod found.

N 01° 45' 43" W, 231.28 feet to a 1/2" iron rod found.

N 12° 40' 18" E, 448.98 feet to a 1/2" iron rod found.

N 84° 14' 14" E, 85.31 feet to a metal T-post found.

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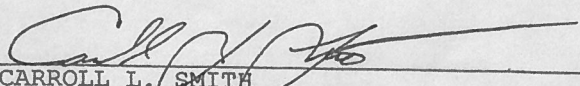
N 64° 33' 15" E, 81.65 feet to a 1/2" iron rod found.
N 51' 12" 54" E, 453.92 feet to a 1/2" iron rod found.
N 52° 24' 42" E, 37.30 feet to a 1/2" iron rod found.
N 16° 04' 26" W, 8.88 feet to a 1/2" iron rod found.
N 51° 27' 28" E, 62.60 feet to a 1/2" iron rod found.
N 23° 32' 26" E, 31.34 feet to a 1/2" iron rod found.
N 12° 52' 04" E, 279.18 feet to a 1/2" iron rod found.
N 42° 24' 28" E, 291.27 feet to a 1/2" iron rod found.
N 61° 13' 31" E, 71.55 feet to a 1/2" iron rod found.
N 68° 53' 42" E, 41.98 feet to a 1/2" iron rod set at a Northwest corner of said 35.76 acre tract. A 22" Water Oak Tree marked //X// bears N 42° 03' E, 10.4 feet.

THENCE; S 22° 24' 48" W, with the West line of the 35.76 acre tract, at 1295.36 feet pass an axle found on the South bank of Keechi Creek, continuing the same course a total distance of 3931.29 feet to an iron rod set in the center of the old Palestine-Tennessee Colony Road at the Westerly Southwest corner of the 35.76 acre tract. Found an axle N 22° 24' 48" E, 51.89 feet for reference.

THENCE; In a Southeasterly direction with the center of the old Palestine-Tennessee Colony Road and a Southerly line of the 35.76 acre tract, being a curve to the left having a central angle of 04° 55' 42", a radius of 2457.85 feet, a length of 211.42 feet and a chord bearing S 59° 10' 19" E, 211.35 feet to the PLACE OF BEGINNING containing 29.398 acres.

Bearings are based on the lower West line of the 33.61 acre tract in Volume 1578, Page 415 O.P.R. Called N 27° E.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on April 16, 2007. A map (D-1-715) shows additional details and is a part of this survey.


CARROLL L. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181

FILED FOR RECORD on 02/23/2018 at 03:33 PM RP
Mark Staples, County Clerk, ANDERSON COUNTY, TX

COUNTY OF ANDERSON
I, Mark Staples, Clerk of the County Court in and for Anderson County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the volume and page of the Official Public Records of Real Property and at the time and date as stamped hereon by me



MARK STAPLES
County Clerk of
Anderson County, Texas