

# NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.99990890.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT THE BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK IS VIOLATION OF THE CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

## LEGEND

	POWER POLE
	POWER POLE W/ LIGHT
	POWER POLE W/ TRANSFORMER
	GUY WIRE
	TELEPHONE PEDESTAL
	WATER METER
	WATER FAUCET
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	STREET SIGN
	TELEPHONE SIGN
	CENTERPOINT ENERGY SIGN
	REFERENCE MONUMENT
	CONTROLLING MONUMENT
	BARBED WIRE FENCE
	OVERHEAD ELECTRIC

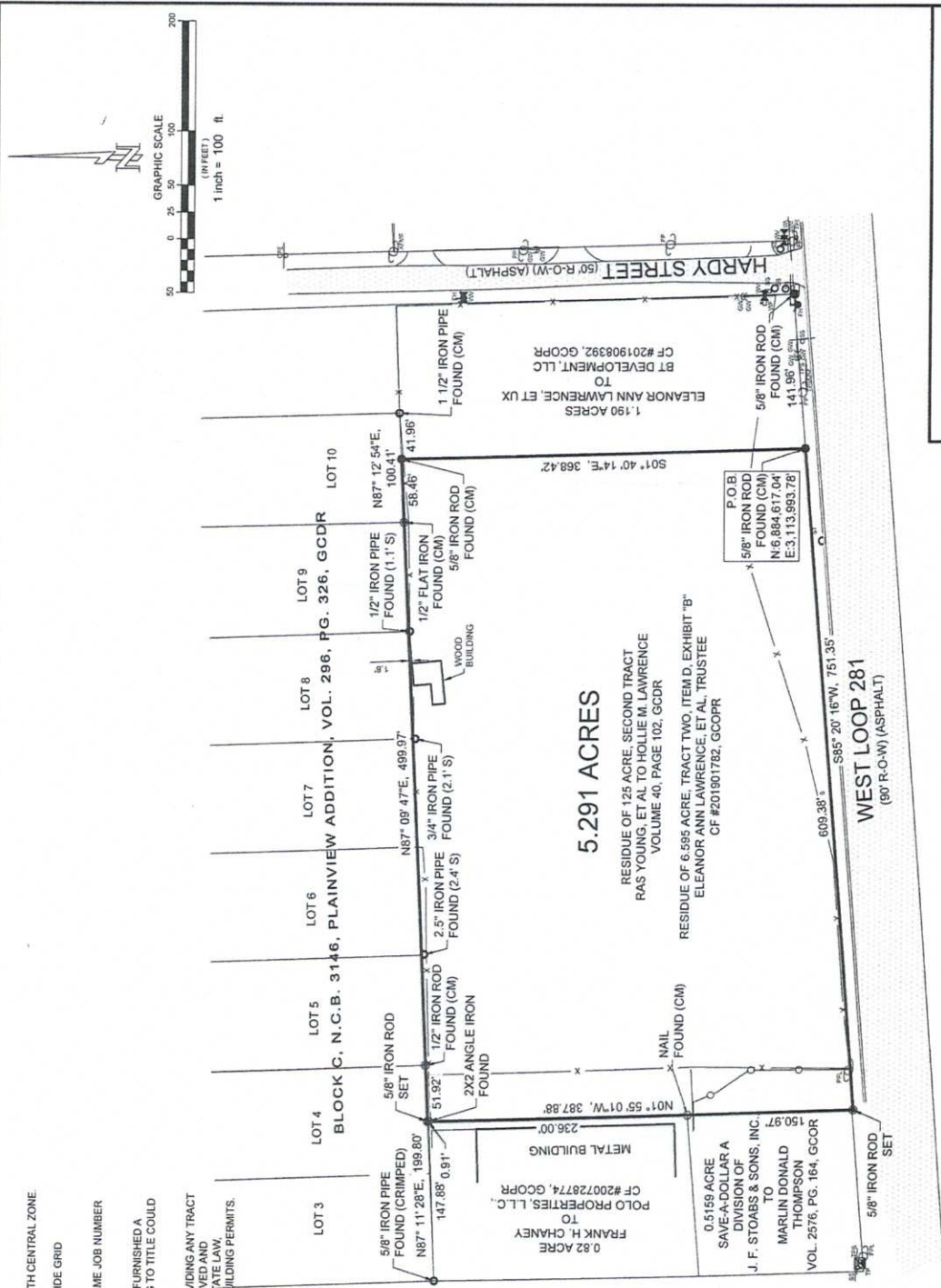
## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (ART 5282C, VTCs)



BRET READ  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6610

DATE  
SEPTEMBER 03, 2020





## METES AND BOUNDS DESCRIPTION

### 5.291 ACRES

All that certain tract or parcel containing 5.291 acres of land in the Isaac C. Skillern Survey, A-4, Gregg County, Texas, being the residue of a 6.595 acre, Tract Two, Item D, Exhibit "B" conveyed to Eleanor Ann Lawrence, et al, Trustee, by an instrument of record in Clerks File #201901782, Gregg County Official Public Record (GCOPR), said 6.595 acres being a portion of a tract which was called 125 acre, Second Tract conveyed from Ras Young to Hollie M. Lawrence, by an instrument of record in Volume 40, Page 102, Gregg County Deed Record (GCDR), said 5.291 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 5/8" iron rod found for southeast corner, being the southwest corner of a tract which was called 1.190 acres conveyed from Eleanor Ann Lawrence, et ux to BT Development, LLC, by an instrument of record in Clerks File #201908392, GCOPR, lying in the north line of West Loop 281, from which a 5/8" iron rod found for southeast corner of said 1.190 acre tract bears: N85°20'16"E, 141.96 feet;

THENCE S85°20'16"W, 609.38 feet along the common line of said 6.595 acre tract and West Loop 281 to a 5/8" iron rod set for southwest corner, being the southwest corner of said 6.595 acre tract and southeast corner of a tract which was called 0.5159 acre, conveyed from Save-A-Dollar division of J. F. Stoabs & Sons, Inc. to Marlin Donald Thompson, by an instrument of record in Volume 2576, Page 164, Gregg County Official Records (GCOR);

THENCE departing Loop 281, N01°55'01"W, along the common line of said 6.595 acre tract and said 0.5159 acre tract, at 150.97 feet pass a nail found for northeast corner of said 0.5159 acre tract and southeast corner of a tract which was called 0.82 acre, conveyed from Frank H. Chaney to Polo Properties, L.L.C., by an instrument of record in Clerks File #200728774, GCOPR, continuing along said 6.595 acre tract and said 0.82 acre tract, at 386.97 feet pass a 2x2 angle iron found for the called northeast corner of said 0.82 acre tract and continuing for a distance in all of 387.88 feet to a 5/8" iron rod set for northwest corner, being the northwest corner of said 6.595 acre tract, lying in the south line of a tract which was called Lot 4, Block C, N.C.B. 3146, Plainview Addition, a subdivision of record in Volume 296, Page 326, Gregg County Deed Records (GCDR);

THENCE N87°11'28"E, 51.92 feet along the common line of said 6.595 acre tract and said Lot 4 to a 1/2" iron rod found for angle point, being the southeast corner of said Lot 4 and southwest corner of a tract which was called Lot 5, of said subdivision;

THENCE N87°09'47"E, 499.97 feet along the common line of said 6.595 acre tract and said Lots 5 through 9, of said subdivision to a 1/2" flat iron found for angle point, being the southeast corner of said Lot 9 and southwest corner of a tract which was called Lot 10, of said subdivision;

THENCE N87°12'54"E, 58.46 feet along the common line of said 6.595 acre tract and said Lot 10 to a 5/8" iron rod found for northeast corner, begin the northwest corner of said 1.190 acre tract;

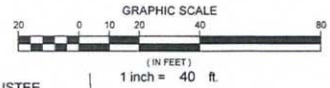
THENCE S01°40'14"E, 368.42 feet crossing said 6.595 acre tract along the west line of said 1.190 acre tract to the PLACE OF BEGINNING, containing 5.291 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying  
TBPLS 10194293  
2802 Gilmer Rd., Ste 5  
Longview, Texas 75604  
Job No. 0999-003  
Date: September 04, 2020

  
Bret Read.  
Professional Land Surveyor  
Texas Registration No. 6610

# NOTES

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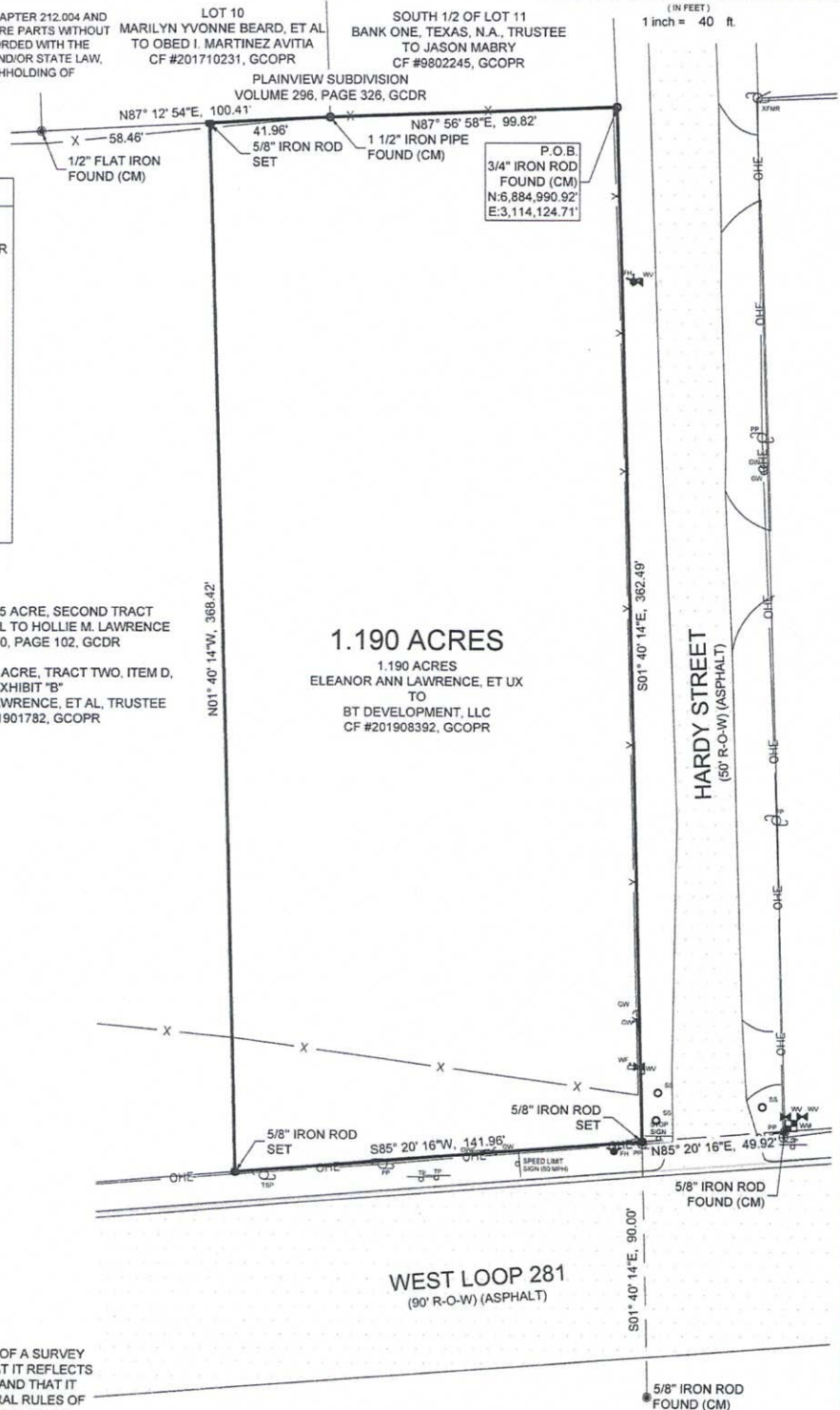
LEGEND	
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	WATER FAUCET
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	TELEPHONE SIGN
(CM)	CONTROLLING MONUMENT
X	BARBED WIRE FENCE
OHE	OVERHEAD ELECTRIC

RESIDUE OF 125 ACRE, SECOND TRACT  
RAS YOUNG, ET AL TO HOLLIE M. LAWRENCE  
VOLUME 40, PAGE 102, GCOR

RESIDUE OF 6.595 ACRE, TRACT TWO, ITEM D,  
EXHIBIT "B"  
ELEANOR ANN LAWRENCE, ET AL, TRUSTEE  
CF #201901782, GCOPR

**1.190 ACRES**

1.190 ACRES  
ELEANOR ANN LAWRENCE, ET UX  
TO  
BT DEVELOPMENT, LLC  
CF #201908392, GCOPR



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BRET READ  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6610  
DATE  
SEPTEMBER 03, 2020

PLAT OF SURVEY OF  
1.190 ACRES  
IN THE ISAAC C. SKILLERN SURVEY, A-4  
GREGG COUNTY, TEXAS



**360 SURVEYING**  
2802 GILLMER RD, STE 5, LONGVIEW, TEXAS 75604  
(937) 387-2577 WWW.360SURV.COM  
TBPUS 10194293

SEPT 04, 2020 DRAWN BY: MTW CHECKED BY: JBR JOB #0999-003



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