

McCOWN SURVEYING COMPANY

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PLAT OF SURVEY made for Raymond Otten showing 5.262 Acres and Improvements @ 2364 ACR 404, Palestine, TX 75801 lying and situated in the DANIEL FARIS SURVEY, A-286 ANDERSON COUNTY, TEXAS

Daniel Faris Survey Abstract No. 286

(Called 18.965 Acres)
Michael Edward Rentsch
to
Tammy A. Rentsch
2524/699 6-30-2016

5.262 Acres

Called 5.266 Acres in Deed as recorded
as Document Number: 2022-1266
Appointment of Substitute Trustee's Deed
Cheryl Palmer, Original Grantor
to
Lori Garner, et al, Substitute Trustees
2-10-2022

(Called 5.266 Acres Tract One)
Alfred F. Schulte, et ux
to
Cheryl Palmer
1891/371 1-26-2005

(Called 27.97 Acres Tract One)
Kelly Murphy
to
Hugo V. Valdes, et ux
1653/35 1-16-2001



ACR NO. 404 (OLD CONCORD ROAD)

Bearings are based on the Deed Record Call for the South Line of called 1.416 acre Easement as recorded as Document Number: 2022-2504 of the Official Records, Anderson County, Texas, a called bearing of S88°06'39"E, between 1/2" steel rods (found) as called for.

See Metes and Bounds description prepared even date.

Easements were not researched and surveyor was not furnished with a current title report on subject tract, therefore, this tract is subject to such facts as an accurate and current title search may disclose as to easements, ownership, rights-of-way, etc.
This Survey was made for Raymond Otten and is being certified to and is intended for his use only in this transaction. If this plat is not signed in red ink and if the seal is not in crimped form, then it can be assumed that the same has been altered or changed and no longer valid.
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I, Greg R. McCown, Registered Professional Land Surveyor, do hereby certify this plat to reflect an actual survey made on the ground under my supervision during the month of June, 2022, and to the best of my knowledge does truly represent the results of the same, the lines and dimensions of said property, and the type, location and dimensions of Improvements being as indicated by the plat.

GIVEN UNDER MY HAND & SEAL, this the 13th day of June, 2022.

By:
Greg R. McCown
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6055

Book: G-90/24
Job: 22-064

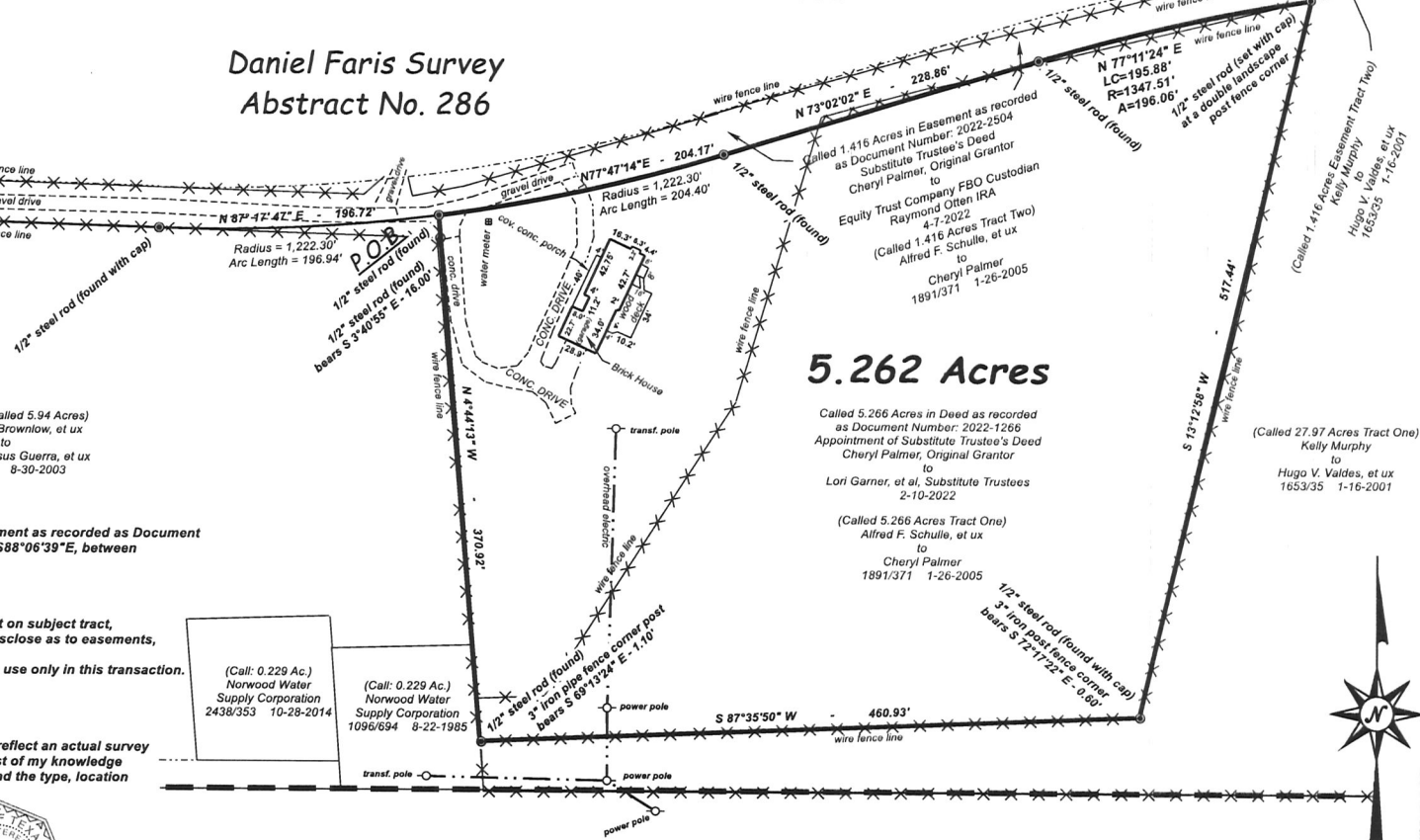


Peter Hinds Survey
Abstract No. 368

(Call: 0.229 Ac.)
Norwood Water
Supply Corporation
2438/353 10-28-2014

(Call: 0.229 Ac.)
Norwood Water
Supply Corporation
1096/694 8-22-1985

(Called 1.416 Acres Easement Tract Two)
Kelly Murphy
to
Hugo V. Valdes, et ux
1653/35 1-16-2001





SURVEYING COMPANY, LLC
Established 1985

FIELD NOTE DESCRIPTION

of survey made for
Raymond Otten

5.262 Acres

@ 2364 ACR 404, Palestine, TX 75801

A Part of the

DANIEL FARIS SURVEY, A-286

Anderson County, Texas

G-90/24 22-064

BEING 5.262 acres of land lying and situated in the **DANIEL FARIS SURVEY, ABSTRACT NO. 286, Anderson County, Texas**, and being all of that certain called 5.266 acre tract as described in a Deed dated February 10, 2022 and recorded as Document Number: 2022-1266 in the Official Public Records, Anderson County, Texas, same being an Appointment of Substitute Trustee's Deed from Cheryl Palmer, Original Grantor to Lori Garner, et al, Substitute Trustees, and also being called 5.266 acre Tract One as described in a Deed dated January 26, 2005 from Alfred F. Schulle, et ux, to Cheryl Palmer, recorded in Volume 1891, Page 371 of the Official Public Records, Anderson County, Texas, said **5.262 acres** being more particularly described as follows: **(SEE PLAT NO. 22-064)**

BEGINNING at a 1/2" steel rod (found buried) for corner in the center of a gravel drive at the Northwest Corner of the above described called 5.262 acre tract, also being the Northeast Corner of that certain called 5.94 acre tract as described in a Deed from William Bob Brownlow, et ux, to Bonergi de Jesus Guerra, et ux, dated August 30, 2003 and recorded in Volume 1989, Page 483 of the Land Records, Anderson County, Texas, and also being in the South Boundary Line of that certain called 18.965 acre tract as described in a Deed from Michael Edward Rentsch to Tammy A. Rentsch, dated June 30, 2016 and recorded in Volume 2524, Page 699 of the Land Records, Anderson County, Texas, and also being in the South Line of that certain called 1.416 acre easement road leading out to Anderson County Road No. 404 (also known as Old Concord Road), recorded as Document Number: 2022-2504 as Substitute Trustee's Deed from Cheryl Palmer, Original Grantor to Equity Trust Company FBO Custodian Raymond Otten IRA, dated April 7, 2022, recorded in the Official Public Records, Anderson County, Texas, and also being called 1.416 acre Tract Two as described in said Deed dated January 26, 2005 from Schulle to Palmer, recorded in Volume 1891, Page 371 of said Official Records, from which a 1/2" steel rod (found) for reference corner bears South 03° 40' 55" East, for 16.0 feet;

THENCE with the North Boundary Line of said called 5.266 acre tract, the South Boundary Line of said called 18.965 acre tract and with the South Line of said 1.416 acre easement tract as follows: North 77° 47' 14" East, 204.17 feet with long chord of curve to the left whose radius is 1,222.30 feet, for an arc distance of 204.40 feet (1/2" steel rod found); North 73° 02' 02" East, for 228.86 feet (1/2" steel rod found); and North 77° 11' 24" East, 195.88 feet with long chord of curve to the right whose radius is 1,347.51 feet, for an arc distance of 196.06 feet to a 1/2" steel rod (set w/cap "McCown Surveying") for corner at a double landscape post fence corner at the Northeast Corner of said called 5.266 acre tract and the Southeast Corner of said called 18.965 acre tract, also being in the West Boundary Line of that certain called 27.97 acre Tract One as described in a Deed from Kelly Murphy to Hugo V. Valdes, et ux, dated January 16, 2001 and recorded in Volume 1653, Page 35 of the Land Records, Anderson County, Texas;

THENCE South 13° 12' 58" West, with the East Boundary Line of said called 5.266 acre tract and with the West Boundary Line of said called 27.97 acre tract generally along a wire fence line, for a distance of 517.44 feet to a 1/2" steel rod (found w/cap) for corner at the Southeast Corner of said called 5.266 acre tract, from which a 3" iron post fence corner bears South 72° 17' 22" East, for 0.60 of a foot;

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Established 1985

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(Pg. 2 of 2 – Otten 5.262 Ac.)

THENCE South 87° 35' 50" West, with the South Boundary Line of said called 5.266 acre tract generally along a wire fence line, for a distance of 460.93 feet to a 1/2" steel rod (found) for corner at the Southwest corner of said called 5.266 acre tract in the East Boundary Line of called 0.229 of an acre tract as described in a Deed to Norwood Water Supply Corporation, dated August 22, 1985 and recorded in Volume 1096, Page 694 of said Land Records, Anderson County, Texas, from which a 3" iron pipe fence corner post bears South 69° 13' 24" East, for 1.10 feet;

THENCE North 04° 44' 13" West, with the West Boundary Line of said called 5.266 acre tract and with the East Boundary Line of said called 0.229 of an acre tract, and then with the East Boundary Line of said called 5.94 acre tract (1989/483) generally along a wire fence line, for a distance of 370.92 feet to the **PLACE OF BEGINNING**, and containing 5.262 acres of land.

I, Greg R. McCown, RPLS #6055, do hereby state that this description does truly reflect the conditions of the property as determined by an on the ground survey made by me during the month of June, 2022.

The bearings recited herein are RECORD based on the Deed Record Call for the South Line of said called 1.416 acre easement tract (2022-2504) and (1891/371), a record bearing of South 88° 06' 39" East between 1/2" steel rods (found) as called for and applied to the WBL of this 5.262 acres (North 04° 44' 13" West) between 1/2" steel rods (found) as called for.

See Plat of Survey (No. 22-064) prepared even date for further information.

A handwritten signature in black ink, appearing to read 'G. McCown', is written over a horizontal line.

Greg R. McCown, RPLS
Reg. Professional Land Surveyor No. 6055
June 13, 2022

