

NOTES:

- Field notes prepared of even date.
- Title Commitment GF No. 1162360 issued by Commonwealth Land Title Insurance Company
- No attempt has been made to locate easements, utilities or improvements other than those shown hereon.
- Deed references shown hereon refer to the Deed, Land or Official Public Records of Smith County, Texas and may not reflect current ownership.

"●" Denotes Fnd. 1/2" Ir. Rod

"○" Denotes Set 1/2" Ir. Rod with cap stamped "RPLS 4021"

"□" Denotes Conc. Monument

"⊕" Denotes Electric Pole

JOHN MASON SURVEY A - 694

2016168



**PLAT OF SURVEY FOR CCS ASSET MANAGEMENT INC.
SHOWING
PART OF THE JOHN MASON SURVEY A - 694
SMITH COUNTY, TEXAS
SURVEYED DECEMBER 21, 2016
SCALE: 1" = 100.00'**

I, DANIEL LEE COOPER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148,
do hereby certify to CCS Asset Management Inc. that this plat was prepared from an actual
survey made on the ground under my direction and supervision on December 21, 2016.

GIVEN UNDER MY HAND AND SEAL, this the 25th day of January, 2017.

Daniel Lee Cooper

Digitally signed by Daniel Lee Cooper
DN: cn=Daniel Lee Cooper, o=Lacy Surveying Inc., ou,
email=dcooper@lacylandsurveying.com, c=US
Date: 2017.01.25 14:09:45 -0600

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6148



LACY SURVEYING INC.
P.O. BOX 736 ARP, TEXAS 75750
PHONE & FAX (903) 859 9942
Texas Board of Professional Land
Surveying Firm # 100299-00
LacyLandSurveying.com

LACY SURVEYING INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

January 25, 2017

Field Notes for CCS Asset Management

3.587 Acres

John Mason Survey A-694

Smith County, Texas

LacyLandSurveying.com

TEL & FAX: 903.859.9942

EMAIL: info@LacyLandSurveying.com

P.O. BOX 736

ARP, TX 75750

TBLS Firm #100299-00

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of John Mason Survey A-694, Smith County, Texas and also being all of the residue of that certain called 4 acre tract of land described in a deed dated November 14, 2013 from Taneesha Tyiska Meekins to Jason Tyiska that is recorded in Instrument 2013 00052164 of the Official Public Records of Smith County, Texas and being more completely described as follows, to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a 1/2 inch iron rod found for corner at the N.E.C. of said 4 acres, at the S.E.C. of the Tommy Floyd Partain, et ux, Pamela called 2.706 acre tract (Instrument 2010-R00031202, Exhibit "A") and in the occupied W.B.L. of the Albert Skeen, Jr., et ux, Roxie Ann called 46.587 acre tract (Volume 3694 – Page 759), from which a 1 inch iron pipe at a 3 inch metal fence corner post at the N.W.C. of said 46.587 acres and at an angle point in the E.B.L. of said 2.706 acres bears North 01 degrees 34 minutes and 41 seconds East, this being the bearing source for this survey, a distance of 169.95 feet,;

Thence South 01 degrees 28 minutes and 58 seconds West, along the E.B.L. of said 4 acres and along the occupied W.B.L. of said 46.587 acres, for a distance of 356.04 feet, to a 1/2 inch iron rod found for corner at the S.E.C. of said 4 acres and at the N.E.C. of the Stephen P. Burkett called 12.877 acre tract (Instrument 2014 00029207);

Thence South 89 degrees 37 minutes and 37 seconds West, along the N.B.L. of said 12.877 acres and along the S.B.L. of said 4 acres, for a distance of 522.44 feet, to a 1/2 inch iron rod with a cap stamped "RPLS 4021" set for corner at the N.W.C. of said 12.877 acres and in the East right-of-way (R.O.W.) line of State Highway No. 135, 67.7 feet from and at a right angle to the centerline of the driving surface of same, from which a 1-1/2 inch iron pipe found for witness bears South 89 degrees 37 minutes and 37 seconds West, a distance of 3.62 feet and a 1/2 inch iron rod found at an angle point in said R.O.W. line bears South 26 degrees 06 minutes and 15 seconds West, a distance of 389.81 feet;

Thence North 26 degrees 06 minutes and 15 seconds East, across said 4 acres and along said R.O.W. line, for a distance of 313.02 feet, to a concrete monument found for corner;

Thence North 27 degrees 37 minutes and 52 seconds East, continuing along said lines, for a distance of 85.30 feet, to a 1/2 inch iron rod with a cap stamped "RPLS 4021" set for corner in the N.B.L. of said 4 acres and at the S.W.C. of said 2.706 acres, from which a 3/4 inch iron rod found for witness bears South 81 degrees 42 minutes and 24 seconds West, a distance of 0.71

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Field Notes for 3.587 Acres cont'd.

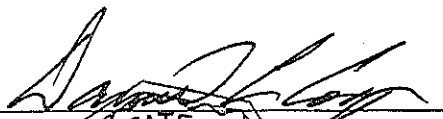
feet and a concrete R.O.W. monument found for reference bears North 27 degrees 37 minutes and 52 seconds East, a distance of 633.83 feet;

Thence North 89 degrees 34 minutes and 08 seconds East, along the N.B.L. of said 4 acres and along the S.B.L. of said 2.706 acres, for a distance of 354.36 feet, to the place of beginning and containing **3.587 acres**.

Plat prepared of even date.

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision, on December 21, 2016

GIVEN UNDER MY HAND AND SEAL, this the 25nd day of January, 2017.



Daniel Lee Cooper, R.P.L.S. No. 6148

