

CALL: 227 AC. PARENT TR
A. W. RUTTER
VOL. 157, PG. 569

HANNAH PAYNE SUR. A-450



CURVE 1
R= 1382.39'
CH: N48°38'52"E 773.67'
A= 784.14'

R. SPENCER
2.091 AC

RESIDUE 9 AC.
ALICE HALL
VOL. 528 PG 557

CALL: 0.184 AC
CHANNEL EASEMENT
VOL. 528 PG 559
200' X 40'

SURVEYED: 19.48 AC

CALL: 7.715 AC.
JOYCE MAE BROWN ET VIR
RESIDUE OF 9 AC
VOL. 669 PG 448
SURVEYED: 6.10 AC

CALL: TR TWO: 8 AC.
JOYCE MAE BROWN ET VIR
VOL. 649 PG 143
SURVEYED: 7.94 AC

CALL: 3 AC.
JOYCE MAE BROWN ET VIR
TO MICHAEL C. & JANET K. BROWN
WD 2175/317
SURVEYED: 2.91 AC

CALL: 3.254 AC.
JOYCE MAE BROWN ET VIR
VOL. 638 PG 736
SURVEYED: 2.53 AC

CALL: 57.21 AC.
GAIL GAINES
VOL. 1425 PG 235

CALL: 108.6 AC. TR
KATHREN BAKER
2009-00014369

- LEGEND**
- = POWER LINE
 - X— = WIRE FENCE
 - EM = ELECTRIC METER
 - PP = POWER POLE
 - GA = GUY ANCHOR
 - TP = TELEPHONE PEDESTAL
 - B.C.S. = BURIED CABLE SIGN
 - W.M. = WATER METER
 - I.P.F. = IRON PIPE (FOUND)
 - I.R.F. = IRON ROD (FOUND)

BOUNDARY SURVEY

WOOD CO. PARCEL ID 19675 (153) CALL 2.6 AC, RESURVEYED: 2.53 AC.
WOOD CO. PARCEL ID 19749 (150) CALL 7.715 AC, RESURVEYED: 6.10 AC.
WOOD CO. PARCEL ID 19750 (151) CALL 8 AC, RESURVEYED: 7.94 AC.
WOOD CO. PARCEL ID 19751 (152) CALL 3.0 AC, RESURVEYED: 2.91 AC.

ADDED CALLS: 21.31 AC, RESURVEYED: 19.48 AC.
HANNAH PAYNE SURVEY, A-450, WOOD COUNTY, TEXAS
SCALE 1" = 200'

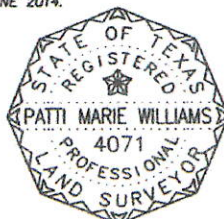
SURVEY WAS PREPARED FOR PROPOSED INSURED: JOHN REDD AND BRENDA REDD
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT BUT IN CONJUNCTION WITH HOMELAND TITLE CO. GF 01-142516.
SURVEYOR WAS PROVIDE TAX ID NUMBERS ONLY.
EASEMENTS WERE NOT RESEARCHED BY THIS SURVEYOR. PLEASE NOTE THE FOLLOWING:
THERE ARE AERIAL POWERLINES LOCATED THROUGH THE PROPERTY AS SHOWN.
THERE IS A WATER WELL AND SEPTIC SYSTEM AS SHOWN.
CHANNEL EASEMENT CALLED 0.184 ACRES, 200' X 40' AS SHOWN, ALICE HALL TO THE STATE OF TEXAS PER VOL. 528, PAGE 559, D.R.W.C.T.
SUBJECT PROPERTY HAS ACCESS TO PUBLIC R.O.W (F.M. 2869).
BEARINGS ARE ORIENTED TO THE TEXAS COORDINATE SYSTEM, NAD 83, N.C. ZONE.
I, PATTI MARIE WILLIAMS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM THE RESULT OF A SURVEY PERFORMED ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JUNE 2014.
GIVEN UNDER MY HAND AND SEAL THIS THE 11TH DAY OF JUNE 2014.

PROPERTY ADDRESS:
PARCELS: 19675, 19715, 19750
4491 F.M. 2869 S.
HAWKINS, TX 75765
PROPERTY ADDRESS:
PARCEL 19751
4485 F.M. 2869 S.
HAWKINS, TX 75765

SURVEYOR:
PATTI MARIE WILLIAMS
701 SHILOH ROAD NO. 327
TYLER, TEXAS 75703
(903) 939-3431
WILLIAMSSURVEYING@YAHOO.COM
FIRM LICENSE 2014 10118100

Patti Marie Williams

PATTI MARIE WILLIAMS, R.P.L.S. NO. 4071
NOT VALID UNLESS SIGNED IN RED INK.
SEE DESCRIPTION PREPARED EVEN DATE.



Additive Calls: 21.31 Acres
Surveyed: 19.48 Acres
Hannah Payne Survey, A-450
Wood County, Texas

Being all those certain tracts or parcels of land located in the Hannah Payne Survey, A-450, Wood County, Texas and being described as Wood County (1) Tax Parcel 19675, called 2.6 acres which is that portion of a called 3.254 acre tract not in conflict with the following cited called 8 acre and 3 acre tracts, and being described in a Warranty Deed from A. W. Rutter and wife, Dorothy Tripp Rutter to M. C. Brown and wife, Joyce Mae Brown, dated June 30, 1971 and recorded in Volume 638, Page 736, Deed Records, Wood County, Texas; (2) Tax Parcel 19749, called 7.715 acres, being the residue of the same tract described in Warranty Deed Kenneth Eldridge to Joyce Mae Brown and M. C. Brown, recorded in Volume 669 Page 448 of the Deed Records, Save And Except a called 1.285 acre tract described in a Deed from Joyce Brown to Joyce B. Cole, dated March 23, 2012 and recorded as Document No. 2012 00005507, Real Records Wood County, Texas; (3) Tax Parcel 19750 called 8.0 acres of land described in Release to Joyce Mae Brown and M. C. Brown recorded in Volume 1241, Page 282, Deed Records of Wood County, Texas and (4) Tax Parcel 19751 called 3.0 acre tract described in a Warranty Deed from M. C. Brown and Joyce Mae Brown to Michael C. and Janet K. Brown, dated July 18, 2006 and recorded in Volume 2175, Page 317 of the Deed Records of Wood County, Texas, and being more particularly described as follows:

The basis of bearings for this description is the Texas Coordinate System, NAD 83, North Central Zone. Observations were taken on concrete right of way monuments found along the southeast right of way of F.M. 2869.

BEGINNING at a 1/2 inch iron rod, found in the south right of way of F.M 2869 for the northeast corner of the cited 2.6 acre tract, being the northwest corner of the Gail Gaines 57.21 acre tract (Volume 1425, Page 235);

THENCE S 01°40'53" E 1193.00 feet to a 1/2 inch iron rod found (2 inch iron pipe not found) for the southeast corner herein, being the southwest corner of the Gaines tract, in the north boundary line of the Kathryn Baker called 108.6 acre tract (Document No. 2009 00014389);

THENCE S 88°51'02" W 865.68 feet with the south boundary line herein and the north boundary line of the Baker tract to a 1/2 inch iron rod for the southwest corner herein, being a northwest corner of the Baker tract and an angle break in the east boundary line of the 1.285 acre tract conveyed from Joyce Brown to Joyce Cole (Document No. 2012 00005507);

THENCE N 14°59'36" W 423.01 feet with the west boundary line herein and the east boundary line of the 1.285 acre tract to a 1/2 inch iron rod, found for the northwest corner herein in the south right of way of F.M. 2869, on the west end of a gate;

THENCE N 32°13'03" E 204.32 feet with the north boundary line herein and the south

right of way of F.M. 2869 to the PC of a curve to the right;

THENCE with a curve to the right along an arc length of 784.14 feet, with a radius of 1382.39 feet, along a chord of N 48°38'52" E 773.67 feet to a concrete highway monument for the PT of said curve;

THENCE N 64°53'52" E 276.34 feet with the south right of way of F.M. 2869 and the north boundary line of the called 3.254 acre tract, to the PLACE OF BEGINNING, CONTAINING, 19.48 acres of land.

I, Patti Marie Williams, Registered Professional Land Surveyor, do hereby certify this description was prepared from the result of a survey of the subject property, performed on the ground, under my direction and supervision.

Given under my hand and seal this the 11th day of June 2014.

Patti Marie Williams

Patti Marie Williams, R.P.L.S.

State of Texas No. 4071

not valid unless signed in red ink

See plat of even date.

