



WALKER & ASSOCIATES SURVEYING INC.

10819 HWY 69 N. – TYLER, TEXAS 75706
PHONE: 903-534-9000 – FAX: 903-534-9616
www.walkersurvey.com – TBPLIS Firm No.: 10025300

SURVEYED: TRACT 1 & TRACT 2
D. PRESCOTT SURVEY, A-522
GAL. BRAS. NAV. CO. SURVEY, A-952
TYLER COUNTY, TEXAS
PAGE 1 OF 2

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

TRACT 1

BEING all of Tract 1 being entirely in the GAL. & BRAS. NAV. CO. Survey, A-952, and being described in Deed to Colt Operating, LLC in Volume 1133, Page 580, of the Deed Records of Tyler County, Texas, being 3.324 acres of land and being more particularly described as follows:

BEGINNING at a concrete monument found for the Northeast corner of herein described tract, same being the North corner of a called 6.917 acre tract described in Deed to Timothy & Michelle Lampard, being described as Tract No. 1, in Volume 979, Page 81, of the Deed Records of Tyler County, Texas, and also being the East corner of a called 303.56 acre tract described in Deed to John Hancock Life Insurance Co. in Volume 821, Page 768, of the Deed Records of Tyler County, Texas. Said point being the Northeast corner of the GAL. & BRAS. NAV. CO. Survey, A-952, a point on the Southwest line of the D. PRESCOTT Survey, A-522, the North corner of the C. FOWLER Survey, A-933, and the East corner of the A.D. WILSON Survey, A-925;

THENCE South 02°37'57" East along and with the West line of said 6.917 acre tract, same being the West line of the C. FOWLER Survey, A-933, a distance of 379.13 feet to a stainless cotton spindle set for the Southeast corner of herein described tract near the centerline of CR 3260. A 1/2" iron rod set for reference bears North 02°37'57" West at a distance of 33.13 feet;

THENCE North 67°33'48" West along and with the centerline of CR 3260 a distance of 518.73 feet to a stainless cotton spindle set for a point for corner on the Southwest line of herein described tract, being the beginning of a curve to the right. A 1/2" iron rod set for reference bears North 22°26'12" East at a distance of 30.00 feet;

THENCE along and with said curve to the right, being the centerline of CR 3260, having a radius of 874.17 feet, a chord bearing of North 58°36'06" West and distance of 272.35 feet, and an arc distance of 273.46 feet, to a stainless cotton spindle set for the West corner of herein described tract, and being a point on the South line of said 303.56 acre tract;

THENCE North 86°47'52" East along and with the South line of said 303.56 acre tract, passing a 2" iron pipe found for reference at a distance of 44.22 feet, and continuing a total distance of 695.60 feet back to the **POINT OF BEGINNING** and containing **3.324 Acres of land** of which **0.527 acres** lie within CR 3260 leaving **2.797 Net Acres of land**.

TRACT 2

BEING all of Tract 2 being entirely in the D. PRESCOTT Survey, A-522, and being described in Deed to Colt Operating, LLC in Volume 1133, Page 580, of the Deed Records of Tyler County, Texas, being 13.340 acres of land and being more particularly described as follows:

BEGINNING at a concrete monument found for a point for corner on the Southwest line of herein described tract, same being the North corner of a called 6.917 acre tract described in Deed to Timothy & Michelle Lampard, being described as Tract No. 1, in Volume 979, Page 81, of the Deed Records of Tyler County, Texas, also being the East corner of a called 303.56 acre tract described in Deed to John Hancock Life Insurance Co. in Volume 821, Page 768, of the Deed Records of Tyler County, Texas, and also being the Northeast corner of a called 2.819 acre tract described in Deed to Colt Operating, LLC in Volume 1133, Page 580 of the Deed Records of Tyler County, Texas. Said point being the Northeast corner of the GAL. & BRAS. NAV. CO. Survey, A-952, a point on the Southwest line of the D. PRESCOTT Survey, A-522, the North corner of the C. FOWLER Survey, A-933, and the East corner of the A.D. WILSON Survey, A-925;

SURVEYED: TRACT 1 & TRACT 2
D. PRESCOTT SURVEY, A-522
GAL. BRAS. NAV. CO. SURVEY, A-952
TYLER COUNTY, TEXAS
PAGE 2 OF 2

THENCE North 48°44'59" West along and with the Northeast line of said 303.56 acre tract, same being the Northeast line of the A.D. WILSON Survey, A-952, also being the Southwest line of the D. PRESCOTT Survey, A-522, a distance of 404.38 feet to a 1" iron pipe found for the Southwest corner of herein described tract, same being a point on the Northeast line of said 303.56 acre tract, and being the South corner of a called 53.77 acre tract described in Deed to John Hancock Life Insurance Co. in Volume 821, Page 768, of the Deed Records of Tyler County, Texas;

THENCE North 41°44'15" East along and with the Southeast line of said 53.77 acre tract a distance of 933.10 feet to a 2" iron pipe found for the North corner of herein described tract, same being the Southwest corner of a called 13.35 acre tract described in Deed to Anita L. Drake in Volume 1162, Page 960, of the Deed Records of Tyler County, Texas, and being a point on the Southeast line of said 53.77 acre tract;

THENCE South 48°36'24" East along and with the Southwest line of said 13.35 acre tract a distance of 623.06 feet to a 1/2" iron rod set for the Northeast corner of herein described tract, same being the Northwest corner of a called 13.35 acre tract described in Deed to Anita L. Drake in Volume 607, Page 235, of the Deed Records of Tyler County, Texas;

THENCE South 41°44'16" West along and with the Northwest line of said 13.35 acre tract a distance of 933.39 feet to a 1/2" iron rod set for the Southeast corner of herein described tract, and being a point on the Northeast line of said 6.917 acre tract;

THENCE North 48°16'02" West along and with the Northeast line of said 6.917 acre tract a distance of 218.68 feet back to the **POINT OF BEGINNING** and containing **13.340 Acres of land.**

See Map No. J111069A prepared in conjunction with these field notes. The bearings hereon are based on Texas State Plane Coordinates, Texas North Central Zone. N.A.D. 83. All 1/2" Iron Rod set, have a yellow cap. I, Dennis H. Walker do hereby state that the above field notes were prepared from a survey made under my supervision during the month of October, 2018.

GIVEN UNDER MY HAND & SEAL, this the 30th day of October, 2018.



Dennis H. Walker
Registered Professional Land Surveyor
State of Texas No. 2117



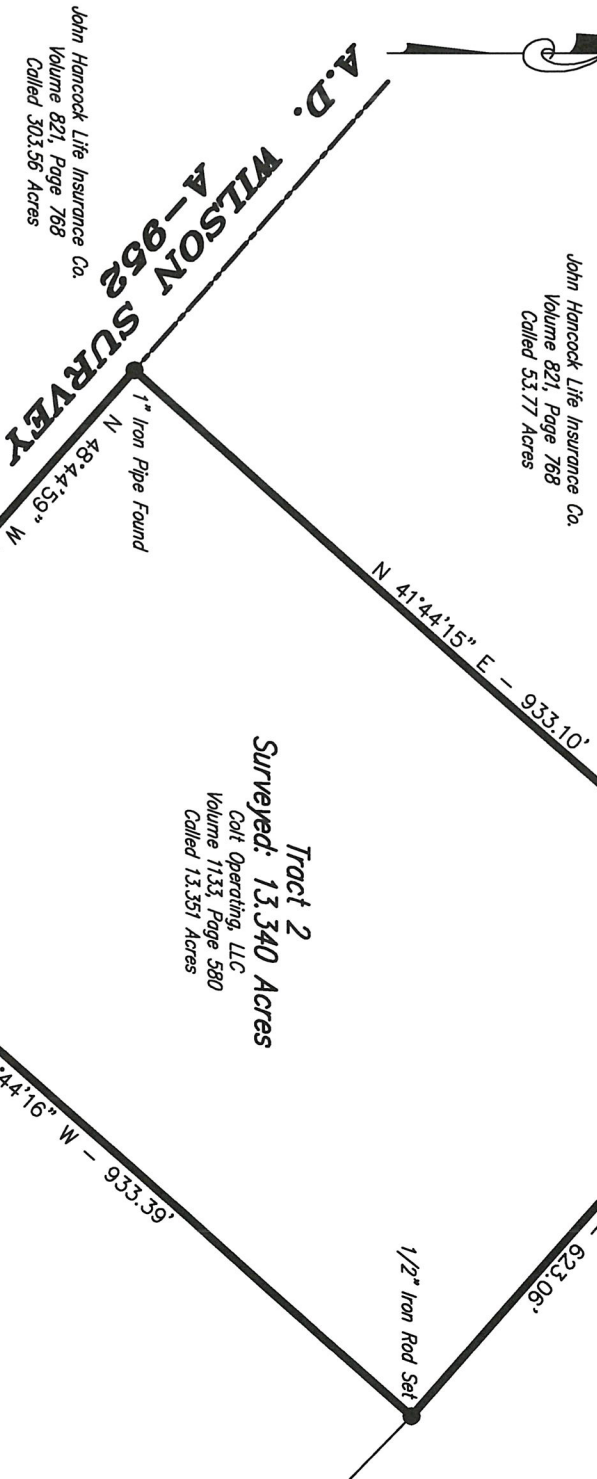
SURVEYED: TRACT 1 & TRACT 2 -- TYLER COUNTY, TEXAS

**D. PRESCOTT SURVEY
A-522**



John Hancock Life Insurance Co.
Volume 821, Page 768
Called 53,777 Acres

Anita L. Drake, et al
Volume 1162, Page 960
Called 13,35 Acres



C1 Curve Information	
Radius	874.17'
Chord Bearing	N 58°36'06" W
Chord Distance	272.35'
Arc Distance	273.46'

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

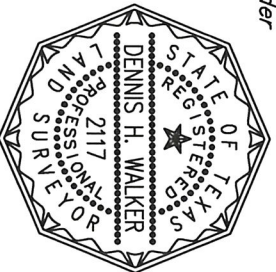
I, Dennis H. Walker, do hereby state that this plat represents an on the ground survey made under my supervision on October 30, 2018.

Dennis H. Walker

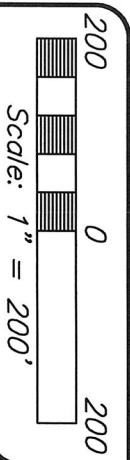
Dennis H. Walker
Registered Professional Land Surveyor
State of Texas No. 2117

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WALKER & ASSOCIATES SURVEYING INC.
October, 2018

This Plat is NOT valid unless it has an Original Signature in COLORED ink.
This Plat and its information is solely owned by Walker & Associates Surveying Inc.



- LEGEND**
- = 1" Iron Pipe Found
 - = 1/2" Iron Rod Found
 - = 1/2" Iron Rod Set
 - ⊖ = Electric Power Pole
 - ⊕ = Electric Pedestal
 - ⊗ = Telephone Pedestal
 - ⊘ = Overhead Electric
 - ⊙ = Water Meter
 - ⊚ = Irrigation Control Valve
 - ⊛ = Water Valve
 - ⊜ = Fire Hydrant
 - ⊝ = Manhole
 - x-x- = Fence
 - ⊕ = Gas Meter
 - ⊖ = Propane Tank
 - ⊗ = Sewer/Aerobic/Sprayers
 - ⊘ = Electric Meter
 - ⊙ = A/C Unit



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DRAWN: R.A.M. FB/P/G: Collector
DATE: 10/30/2018 JOB NO.: J110694

SURVEYED: TRACT 1 & TRACT 2
MULTIPLE SURVEYS
TYLER COUNTY, TEXAS