

OGDEN SURVEYING LLC
685 CR 2050, WOODVILLE TEXAS 75979, (409) 283-2033
Firm Registration No. 10000800

0.385 Acre Tract
Josiah Wheat Survey A-657
Tyler County Texas

Field note description of a 0.385 acre tract of land situated in the Josiah Wheat Survey, Abstract 657, Tyler County Texas and being the two tracts called Tract One and Tract Two conveyed to Gene Jackson and Nick Lucas by deed recorded in Volume 1020 Page 516 Official Public Records Tyler County (OPRTC); subject to a boundary line agreement line and special warranty deed recorded in Volume 1019 Page 374 OPRTC. The said 0.385 acre tract being more particularly described as follows:

Bearings are based on the boundary line agreement line described in Volume 1019 Page 374 OPRTC, called S 89 deg 48' 25" E.

Beginning at $\frac{1}{2}$ " iron rod found at the intersection of the east right of way of Cherry Lane and north right of way of Barclay Terrace for the southwest corner of said Tract One;

Thence N 00 deg 30' 35" W 96.45 feet with the east right of way of Cherry Lane and west line of said Tract One to a $\frac{3}{4}$ " pipe found for the northwest corner of Tract One and southwest corner of Tract Two;

Thence N 00 deg 33' 30" W 50.48 feet with the east right of way of Cherry Lane to a $\frac{1}{2}$ " iron rod found for the west end of said boundary line agreement line and southwest corner of the Daniel Otte called 0.403 acre tract described in Volume 1020 Page 576 OPRTC; a $\frac{1}{2}$ " iron rod found for the northwest corner of said Tract Two Bears S 00 deg 33' 30" E 2.09 feet;

Thence S 89 deg 48' 25" E 118.02 feet with said boundary line agreement line and south line of said 0.403 acre tract to a point in the west line of the Robert Mahan called 0.261 acre tract described in Volume 925 Page 991 OPRTC and east line of said Tract Two for the southeast corner of said 0.403 acre tract, a $\frac{1}{2}$ " iron rod found for reference Bears N 89 deg 48' 25" W 0.72 feet;

Thence S 00 deg 40' 06" W 41.85 feet with the east line of Tract Two and west line of said 0.261 acre tract to a $\frac{3}{4}$ " pipe found for the southwest corner of said 0.261 acre tract, southeast corner of said Tract Two, northeast corner of said Tract One and northwest corner of the Anita Selman tract described in Volume 683 Page 979 OPRTC, a chainlink fence corner post Bears N 22 deg 09' 40" W 4.5 feet;

Thence S 00 deg 40' 22" E 96.80 feet with the east line of said Tract One and west line of said Selman tract to a $\frac{3}{4}$ " pipe found on the north right of way of Barclay Terrace for the southwest corner of said Selman tract and southeast corner of said Tract One;

Thence S 86 deg 09' 39" W 117.58 feet with the south line of Tract One and north right of way of Barclay Terrace to the Place of Beginning containing 0.385 acre of land more or less.

These field notes are based on a plat and on the ground survey made by Donald E. Ogden, Registered Professional Land Surveyor No. 5217, October 17, 2018.



Donald E. Ogden RPLS 5217





1 INCH = 30 FEET

DANIEL OTTE
CALLED 0.403 ACRE
V-1020 P-576 OPRTC

ROBERT MAHAN
0.261 ACRE
VOL. 925 PG. 991 OPRTC

FOUND 1/2" IRON ROD
BRS S 00° 33' 30" E
2.09'

S 89° 48' 25" E 118.02'

SET 1/2" IRON ROD FOR
REFERENCE BRS.
N 89° 48' 25" W 0.72'

FOUND 1/2" IRON ROD

WOOD FENCE

BOUNDARY LINE AGREEMENT LINE V-1019 P-374 OPRTC
BASIS OF BEARINGS

PORTABLE
BUILDING
ON SKIDS
(SEE DETAIL)

S 00° 40' 06" W
41.85'

10' GSU EASEMENT
VOL. 295 PG. 472 TDDR

N 00° 33' 30" W
50.48'

0.385 ACRE

FOUND 3/4" PIPE
CHAINLINK FENCE COR POST
BRS N 22° 09' 40" W 4.5'

CHAINLINK FENCE

FOUND 3/4" PIPE
SW COR
TRACT TWO

CHERRY LANE
40' ROW, ASPHALT

N 00° 30' 35" W 96.45'

ANITA SELMAN
VOL. 683 PG. 979 OPRTC

POB, SW COR
TRACT ONE
FOUND 1/2" IRON ROD

FOUND 3/4" PIPE

PP

S 86° 09' 39" W
117.58'
BARCLAY TERRACE
40' ROW, ASPHALT

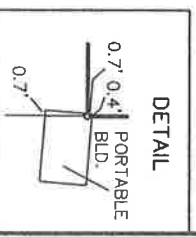
SURVEY PLAT OF A 0.385 ACRE TRACT
JOSIAH WHEAT SURVEY A-657
TYLER COUNTY TEXAS

THE SAID 0.385 ACRE TRACT BEING THE TWO TRACTS (CALLED TRACT ONE AND TRACT TWO) CONVEYED TO GENE E JACKSON AND NICK LUCAS BY DEED RECORDED IN VOLUME 1020 PAGE 516 OFFICIAL PUBLIC RECORDS TYLER COUNTY (OPRTC); SUBJECT TO A BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED RECORDED IN VOLUME 1019 PAGE 374 OPRTC.

SURVEYED OCTOBER 17, 2018

1108 BARCLAY TERRACE
WOODVILLE TEXAS 75979

NOTE:
PP = POWER POLE
--- E --- = OVERHEAD ELECTRIC



IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 481035 325 C (DATED 04/04/11), THIS PROPERTY LIES IN ZONE X. (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN). THIS PROPERTY DOES NOT LIE IN THE SPECIAL FLOOD HAZARD AREA. LOCATION ON MAP DETERMINED BY SCALE. ACTUAL FIELD ELEVATION WAS NOT DETERMINED. OGDEN SURVEYING DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND FIELD NOTES FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL OPINION, THIS PLAT IS CORRECT. SHOWS IMPROVEMENTS AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR BOUNDARY CONFLICTS OR VISIBLE ENCROACHMENTS, PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON AND THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

Donald E. OGDEN

DONALD E. OGDEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5217



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