

AREA SURVEYING & MAPPING
418 N. PINE
WOODVILLE, TEXAS 75979
(409) 283-8197

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 3.512 ACRE TRACT OF LAND AS SITUATED IN THE JOHN WHEAT SURVEY, A-659, TYLER COUNTY, TEXAS AND BEING OUT OF THE WOODLAND HILLS SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT FILE NO. 174 AND BEING OUT OF THOSE SAME CERTAIN TRACTS CONVEYED TO CHARLIE FRITSCHÉ AND WIFE, EVELYN M. FRITSCHÉ, BEING ALL OF THAT SAME 1.98 ACRE TRACT DESCRIBED IN VOLUME 513, PAGE 776 AND ALL OF THAT SAME 2.32 ACRE TRACT AND PART OF THAT SAME 1.71 ACRE TRACT AS DESCRIBED IN TYLER COUNTY CLERK'S FILE NO. 12-4640 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 3.512 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE EAST LINE OF THE DOUGLAS RICHTER 10.072 ACRE TRACT AND THE WEST LINE OF THE WOODLAND HILLS SUBDIVISION FOR THE NORTHWEST CORNER OF LOT 13 AND ORIGINAL SOUTHWEST CORNER OF LOT 2, SAME BEING THE SOUTH CORNER OF THE FRITSCHÉ 1.98 ACRES AND OF THIS TRACT;

THENCE N 01°46'00"E, WITH THE EAST LINE OF THE RICHTER 10.072 ACRES AND THE WEST LINE OF WOODLAND HILLS SUBDIVISION, AT 234.60 FT. PASS THE NORTHWEST CORNER OF THE FRITSCHÉ 1.98 ACRES AND THE SOUTHWEST CORNER OF THE FRITSCHÉ 2.32 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 267.49 FT. TO A 1/2" IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE N 28°56'35"E 458.40 FT. TO A 1/2" IRON ROD SET AT A FENCE CORNER FOR AN INTERIOR ANGLE CORNER OF THIS TRACT;

THENCE N 05°51'49"E 119.20 FT., ALONG AND NEAR A BOARD FENCE, TO A 1/2" IRON ROD SET AT THE FENCE CORNER FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE N 84°32'30"E 122.34 FT., WITH ANOTHER BOARD FENCE, TO A 1/2" IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT LOCATED ON THE COMMON NORTHEAST BOUNDARY OF WOODLAND HILLS SUBDIVISION AND OF THE FRITSCHÉ 2.32 ACRE TRACT AND THE SOUTHWEST RIGHT OF WAY OF COUNTY ROAD 4260, KNOWN AS SENECA ROAD;

THENCE S 46°23'31"E 130.12 FT., WITH THE SOUTHWEST RIGHT OF WAY OF COUNTY ROAD 4260, TO A 1/2" IRON ROD SET FOR THE ORIGINAL EAST CORNER OF LOT 1 OF WOODLAND HILLS SUBDIVISION AND OF THE FRITSCHÉ 2.32 ACRE TRACT, SAME BEING THE ORIGINAL NORTH CORNER OF SAID LOT 2 AND THE NORTH CORNER OF THE ALBERT P. CLIMER 0.742 ACRE TRACT;

THENCE S 43°46'00"W 200.00 FT., WITH THE SOUTHEAST LINE OF THE FRITSCHÉ 2.32 ACRES AND THE NORTHWEST LINE OF THE CLIMER 0.742 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAME AND THE NORTH CORNER OF THE FRITSCHÉ 1.98 ACRES AND AN INTERIOR ANGLE CORNER OF THIS TRACT;

THENCE S 46°10'32"E 159.11 FT., WITH THE SOUTHWEST LINE OF THE CLIMER 0.742 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR THE SOUTH CORNER OF SAME AND THE EAST CORNER OF THE FRITSCHÉ 1.98 ACRES AND THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE WEST CORNER OF LOT 3 AND THE NORTH CORNER OF LOT 7 OF WOODLAND HILLS SUBDIVISION;


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3.512 ACRES

THENCE S 43°44'00"W 628.83 FT., WITH THE SOUTHEAST LINE OF THE FRITSCH 1.98 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 3.512 ACRES OF LAND.

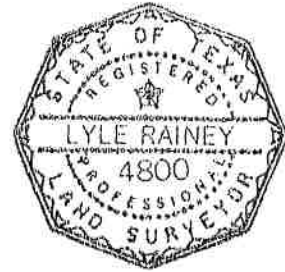
THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE WEST LINE OF THE WOODLAND HILLS SUBDIVISION. (N 01°46'00" E)

SURVEYED OCTOBER 30, 2012

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.



LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800



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JOHN WHEAT SURVEY, A-659



[Handwritten signatures]

Douglas Richter
 10.072 Acre Tract
 Vol. 426, Pg. 233

Charlie Fritsche
 Evelyn M. Fritsche
 Residue of 1.71 Acre Tract

Part of Lot 1

Part of Lot 2
 Albert P. Cillmer
 0.742 Acre Tract
 Vol. 557, Pg. 599

Part of Lot 2

Lot 3
 James B. Shirley
 0.920 Acre Tract
 Vol. 829, Pg. 663

3.512 ACRES

Lot 7
 Robert Lynn James
 1.840 Acre Tract
 Vol. ----, Pg. ----

WOODLAND HILLS SUBDIVISION
 PLAT FILE NO. 174

Lot 9
 Clewood Properties LTD.
 1.840 Acre Tract
 Vol. 634, Pg. 658

Lot 11
 Herschel Wayne Tucker JR
 1.840 Acre Tract
 Vol. 882, Pg. 806

Lot 13
 John E. Soares
 1.930 Acre Tract
 Vol. ----, Pg. ----

~ LEGEND ~

- ◻ = Fnd Conc. Monument
- ◊ = Fnd 1/2" Iron Rod
- = Set 1/2" Iron Rod

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON AND/OR ROTATED TO THE WEST LINE OF THE WOODLAND HILLS SUBDIVISION. (N 01°46'00" E)

SURVEY PLAT SHOWING

A 3.512 ACRE TRACT OF LAND AS SITUATED IN THE JOHN WHEAT SURVEY, A-659, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF WOODLAND HILLS SUBDIVISION RECORDED IN PLAT FILE NO. 174 OF THE TYLER COUNTY PLAT RECORDS AND BEING OUT OF AND PART OF THOSE CERTAIN TRACTS CONVEYED TO CHARLIE FRITSCHÉ AND WIFE, EVELYN M. FRITSCHÉ, BEING ALL OF THAT SAME 1.98 ACRE TRACT DESCRIBED IN VOLUME 513, PAGE 776 AND ALL OF THAT SAME 2.32 ACRE TRACT AND PART OF THAT SAME 1.71 ACRE TRACT AS DESCRIBED IN TYLER COUNTY CLERK'S NO. 12-4640 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY.

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

SURVEYED OCTOBER 30, 2012

[Signature]
 LYLE RAINEY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4800

