

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 8.763 ACRE TRACT OF LAND AS SITUATED IN THE JEREMIAH FALVEY SURVEY, A-276, TYLER COUNTY, TEXAS AND BEING ALL OF THAT SAME CALLED 4.69 ACRE TRACT AND THAT SAME CALLED 4.00 ACRE TRACT CONVEYED TO LEROY E. SWIFT BY DEED AS RECORDED IN VOLUME 386, PAGE 944 AND VOLUME 406, PAGE 520, RESPECTIVELY, OF THE DEED RECORDS OF TYLER COUNTY. SAID 8.763 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 190 FOR THE NORTHEAST CORNER OF SAID SWIFT 4.00 ACRES AND OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE RICHARD ALTON 2.859 ACRE TRACT RECORDED IN VOLUME 554, PAGE 258 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;

THENCE S 00°15'09"W 1151.08 FT., WITH THE EAST LINE OF SAID SWIFT 4.00 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE JOHN D. REYNOLDS 1.00 ACRE TRACT DESCRIBED IN VOLUME 406, PAGE 885 OF SAID COUNTY DEED RECORDS AND SAME BEING LOCATED ON THE NORTH LINE OF THE RICHARD A. MITCHAM 3.90 ACRE TRACT RECORDED IN VOLUME 585, PAGE 323 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 89°40'30"W, WITH THE SOUTH LINE OF SAID SWIFT 4.00 ACRE TRACT, AT 28.20 FT. PASS THE NORTHWEST CORNER OF SAID MITCHAM 3.90 ACRES AND THE EASTERLY NORTHEAST CORNER OF THE H. TIMOTHY SINGLETON 194.93 ACRE TRACT RECORDED IN VOLUME 532, PAGE 428 OF SAID OFFICIAL RECORDS, IN ALL A TOTAL DISTANCE OF 353.83 FT. TO A 3/8" SPIKE NAIL FOUND FOR THE SOUTHWEST CORNER OF THE 4.69 ACRES AND OF THIS TRACT, SAME BEING AN INTERIOR ANGLE CORNER OF THE SINGLETON TRACT, FROM WHICH A 10" BLACK GUM BEARS N 06°26'E 17.00 FT. AND A 12" WHITE OAK BEARS S 57°30'E 11.40 FT.;

THENCE NORTH 994.93 FT., WITH THE WEST LINE OF SAID SWIFT 4.69 ACRE TRACT, TO A 3/8" SPIKE NAIL FOUND FOR THE NORTHWEST CORNER OF SAME AND OF THIS TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID SINGLETON 194.93 ACRE TRACT LOCATED ON THE SOUTH RIGHT OF WAY OF SAID U.S. HIGHWAY 190, FROM WHICH A 14" HICKORY BEARS S 50°50'W 19.80 FT. AND FENCE CORNER POST BEARS S 01°29'W 4.10 FT.;

THENCE ALONG AND WITH THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 190 AS FOLLOWS:

- 1) N 64°37'E 116.18 FT. TO A CONCRETE RIGHT OF WAY MARKER;
- 2) N 73°08'E 101.93 FT. TO A CONCRETE RIGHT OF WAY MARKER;
- 3) N 64°27'E 173.34 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 8.763 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED AND/OR ROTATED TO THE RECORD WEST LINE OF THE SUBJECT TRACT. (NORTH)

SURVEYED OCTOBER 30, 2002

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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JEREMIAH FALVEY SURVEY, A-276

VOL. 732 PAGE 651

AREA SURVEYING & MAPPING
1116 S. MAGNOLIA
WOODVILLE, TEXAS 75979
(409) 283-8197 OFFICE



Fnd Spike Nail
14" Hickory S 50°50' W 19.80'
Fence Cor. S 01°29' E 4.10'

U.S. HIGHWAY 190

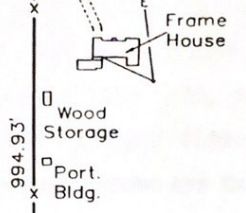
Fnd 1/2" Iron Rod

LEGEND
□ = Fnd. Hwy R/W Mkr.

LINE TABLE

- 1) N 64°37' E 116.18'
- 2) N 73°08' E 101.93'
- 3) N 64°27' E 173.34'

H. Timothy Singleton
194.93 Acre Tract
Vol. 532, Pg. 428



Richard Alton
2.859 Acre Tract
Vol. 554, Pg. 258

NOTE: SUBJECT PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLANE ACCORDING TO THE H.U.D. FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 481034 0008 B

NOTE: ALL BEARINGS SHOWN HEREON ARE ROTATED TO THE WEST LINE OF THE SUBJECT TRACT. (NORTH)

8.763 ACRES

John D. Reynolds
1.000 Acre Tract
Vol. 491, Pg. 662

John D. Reynolds
1.00 Acre Tract
Vol. 406, Pg. 885

Fnd Spike Nail
10" Black Gum N 06°26' E 17.00'
12" White Oak S 57°30' E 11.40'

PURCHASER: JAMES E. COLLIER
PATSY R. COLLIER
ADDRESS: 2778 HIGHWAY 190 EAST
WOODVILLE, TEXAS 75979

Fnd 1/2" Iron Rod

Richard A. Mitcham
3.90 Acre Tract
Vol. 585, Pg. 323

SURVEY PLAT SHOWING

A 8.763 ACRE TRACT OF LAND AS SITUATED IN THE JEREMIAH FALVER SURVEY, A-276, TYLER COUNTY, TEXAS AND BEING ALL OF THAT SAME CALLED 4.69 ACRE TRACT AND ALL OF THAT SAME CALLED 4.00 ACRE TRACT AS CONVEYED TO LEROY E. SWIFT BY DEED RECORDED IN VOLUME 386, PAGE 944 AND VOLUME 406, PAGE 520, RESPECTIVELY, OF THE DEED RECORDS OF TYLER COUNTY.

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THIS SURVEY, OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED OCTOBER 30, 2002

Lyle Rainey
LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800

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