

AREA SURVEYING & MAPPING  
418 N. PINE  
WOODVILLE, TEXAS 75979  
(409) 283-8197  
FIRM LICENSE No. 101129-00

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 5.886 ACRE TRACT OF LAND AS SITUATED IN THE P.P. DEVER SURVEY, A-205, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE HERBERT MORRELL TRACTS, BEING ALL OF THAT SAME 1.832 ACRE TRACT RECORDED IN VOLUME 1247, PAGE 357 AND A PART OF THAT SAME 6.688 ACRE TRACT RECORDED IN VOLUME 1122, PAGE 972 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 5.886 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON SPIKE FOUND IN THE CENTER OF COUNTY ROAD 2770 FOR THE NORTHWEST CORNER OF THE MORRELL 1.832 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF THE CHARLES B. MITCHELL 1.50 ACRE TRACT RECORDED IN VOLUME 418, PAGE 683 OF THE OFFICIAL PUBLIC RECORDS, FROM WHICH A 1" IRON PIPE FOUND FOR REFERENCE CORNER BEARS S 01° 09'07"E 32.80 FT.;

THENCE S 89°06'42" E 274.90 FT., WITH THE CENTER OF COUNTY ROAD 2770, TO A 3/8" IRON SPIKE FOUND FOR THE NORTHEAST CORNER OF THE MORRELL 1.832 ACRE TRACT AND OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE DONALD E. CALHOON, IV 2.00 ACRE TRACT RECORDED IN VOLUME 842, PAGE 476 OF THE OFFICIAL PUBLIC RECORDS, FROM WHICH A 1" IRON PIPE FOUND FOR REFERENCE CORNER BEARS S 00°08'54"E 31.85 FT.;

THENCE S 00°08'54" E, WITH THE WEST LINE OF THE CALHOON TRACT, AT 290.61 FT. PASS THE SOUTHEAST CORNER OF THE MORRELL 1.832 ACRES AND THE NORTHEAST CORNER OF THE RESIDUE OF THE MORRELL 6.688 ACRE TRACT, AND AT 480.40 FT. PASS THE SOUTHWEST CORNER OF THE CALHOON 2.00 ACRE TRACT AND THE NORTHWEST CORNER OF THE LLOYD W. DURR 5.914 ACRE TRACT AND CONTINUING WITH THE WEST LINE OF SAME, IN ALL A TOTAL DISTANCE OF 1051.81 FT. TO A 2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE DURR 5.914 ACRES AND THE SOUTHEAST CORNER OF THE MORRELL 6.688 ACRE TRACT AND OF THIS TRACT LOCATED ON THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY 287;

THENCE N 52°25'53" W 339.61 FT., WITH THE NORTHEAST RIGHT OF WAY OF U.S. HIGHWAY 287, TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;


THENCE N 00°08'54" W 494.65 FT. TO A 2" IRON PIPE FOUND FOR AN ANGLE CORNER ON THE WEST BOUNDARY LINE OF THE MORRELL 6.688 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE CHARLES B. MITCHELL 0.19 ACRE TRACT AND SOUTHEAST CORNER OF THE CHARLES B. MITCHELL 1.50 ACRE TRACT AS RECORDED IN VOLUME 418, PAGE 683 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 01°09'07" W, WITH THE EAST LINE OF THE MITCHELL 1.50 ACRES AND THE WEST LINE OF THE MORRELL 6.688 ACRE TRACT, AT 58.80 FT. PASS THE NORTHWEST CORNER OF THE RESIDUE OF THE MORRELL 6.688 ACRES AND THE SOUTHWEST CORNER OF THE MORRELL 1.832 ACRE TRACT AND CONTINUING WITH THE WEST LINE OF SAME, IN ALL A TOTAL DISTANCE OF 354.43 FT. TO THE PLACE OF BEGINNING AND CONTAINING 5.886 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE NORTH LINE OF THE HERBERT MORRELL 1.832 ACRE TRACT. (S 89°06'42" E)

SURVEYED OCTOBER 5, 2020

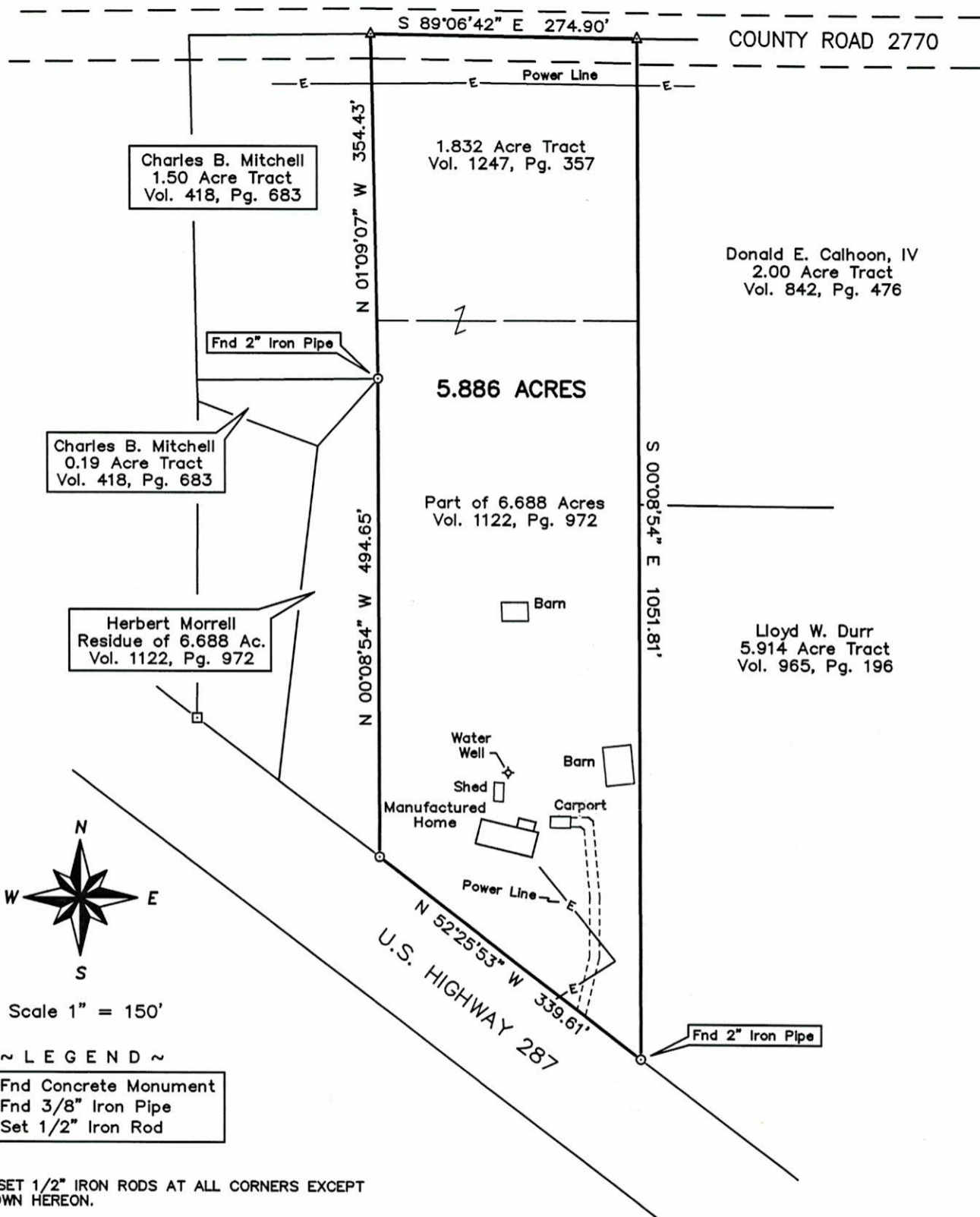
I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

  
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LYLE RAINEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4800



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P.P. DEVER SURVEY  
 A-205



Scale 1" = 150'

~ LEGEND ~

- = Fnd Concrete Monument
- △ = Fnd 3/8" Iron Pipe
- = Set 1/2" Iron Rod

NOTE: SET 1/2" IRON RODS AT ALL CORNERS EXCEPT AS SHOWN HEREON.

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON AND/OR ROTATED TO THE NORTH LINE OF THE HERBERT MORRELL 1.832 ACRE TRACT. (S 89°06'42" E)

**SURVEY PLAT SHOWING**

A 5.886 ACRE TRACT OF LAND AS SITUATED IN THE P.P. DEVER SURVEY, A-205, TYLER COUNTY, TEXAS AND BEING OUT OF AND PART OF THE HERBERT MORRELL TRACT, BEING ALL OF THAT SAME 1.832 ACRE TRACT RECORDED IN VOLUME 1247, PAGE 357 AND A PART OF THAT SAME 6.688 ACRE TRACT RECORDED IN VOLUME 1122, PAGE 972 OF THE OFFICIAL PUBLIC RECORDS.

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 5, 2020

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

