

19.510 ACRES
JOHN M. BOX SURVEY, ABSTRACT 15
HOUSTON COUNTY, TEXAS
AUSTIN BEUSSE AND MORGAN BEUSSE
JOB No. 190656

March 25, 2019

BEING 19.510 ACRES OF LAND situated in the John M. Box Survey, Abstract 15, Houston County, Texas and being part of that certain called 21.623 acre tract conveyed to the Charles McGaughey Revocable Trust as recorded in Instrument No. 1802012 of the Official Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in County Road No. 1835 for the northwest corner of said called 21.623 acre tract and the northeast corner of that certain called 51.15 acre tract conveyed to Charles Mueller Curless as recorded in Instrument No. 0805863 of the Official Records of Houston County, Texas, same being the northeast corner of a 50' strip reserved off of the east line of said called 51.15 acre tract, from which a ½" iron rod found (bent) at a 6" wood fence corner post bears S 04°30'00" W – 28.64';

THENCE South 85°45'25" East with the north line of said called 21.623 acre tract and generally with said County Road No. 1835 a **distance of 470.87 feet** to a point for corner in same, from which a ½" iron rod with cap (RPLS 5748) set for reference bears S 00°43'07" E – 18.00', also the northeast corner of said called 21.623 acre tract and the northwest corner of that certain called 20.503 acre tract described as "Parcel One" in a deed to Athena Marsh, et al as recorded in Instrument No. 0803671 of the Official Records of Houston County, Texas bears S 85°45'25" E – 347.65', from said northeast corner of said called 21.623 acre tract a 4x4 concrete monument found (leaning) bears S 04°13'07" W – 17.50';

THENCE South 00°43'07" East across said called 21.623 acre tract a **distance of 82.72 feet** to a ½" iron rod with cap (RPLS 5748) set for corner;

THENCE South 23°58'08" East continuing across said called 21.623 acre tract a **distance of 114.74 feet** to a ½" iron rod with cap (RPLS 5748) set for corner near a fence;

THENCE South 02°39'59" West continuing across said called 21.623 acre tract and generally with said fence a **distance of 100.61 feet** to a ½" iron rod with cap (RPLS 5748) set for corner at a 4" wood fence corner post;

THENCE South 79°26'10" East continuing across said called 21.623 acre tract and generally with said fence a **distance of 285.36 feet** to a ½" iron rod with cap (RPLS 5748) set for corner at a 6" wood fence corner post, from which said northeast corner of said called 21.623 acre tract and the northwest corner of said called 20.503 acre tract bears N 04°13'07" E – 315.50';

THENCE South 04°13'07" West with the east line of said called 21.623 acre tract, the west line of said called 20.503, and generally with a fence, at a distance of 658.47' passing a ½" iron rod found for the southwest corner of said called 20.503 acre tract and the most westerly northwest corner of that certain called 181.60 acre tract conveyed to the Sarver Family Trust as recorded in Volume 1092, Page 253 of the Official Records of Houston County, Texas, and continuing with the east line of said called 21.623 acre tract, the most westerly west line of said called 181.60 acre tract, and generally with said fence for a **total distance of 884.38 feet** to a ½" iron rod with cap (RPLS 5748) set at a 4" wood fence corner post for the southeast corner of said called 21.623 acre tract and the northeast corner of the residue of that certain called 73.773 acre tract described as the "First Tract" in a deed to Walter Ross Sherrouse, et ux as recorded in Volume 597, Page 356 of the Deed Records of Houston County, Texas;

THENCE with the south line of said called 21.623 acre tract, the north line of the residue of said called 73.773 acre tract, and generally with a fence as follows:

North 78°38'17" West a distance of 669.95 feet to a point, and

North 77°34'51" West a distance of 160.79 feet to a ½" iron rod found at a 6" wood fence corner post for the southwest corner of said called 21.623 acre tract, the northwest corner of the residue of said called 73.773 acre tract, the northeast corner of that certain called 49.68 acre tract described as "Tract One" in a deed to the Baker 2006 Descendant's Trust as recorded in Instrument No. 1405330 of the Official Records of Houston

County, Texas, and the southeast corner of said called 51.15 acre tract, same being the southeast corner of said called 50' strip;

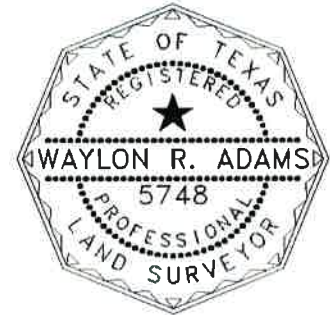
THENCE North 04°30'00" East with the west line of said called 21.623 acre tract, the east line of said 50' strip, and generally with a fence a **distance of 1094.00 feet** back to the **PLACE OF BEGINNING** and containing **19.510 ACRES OF LAND**.

Note: Bearings are based on the west line of that certain called 21.623 acre tract conveyed to the Charles McGaughey Revocable Trust as recorded in Instrument No. 1802012 of the Official Records of Houston County, Texas.

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision on March 21, 2019, and is being submitted along with a plat of the tract(s) described herein.



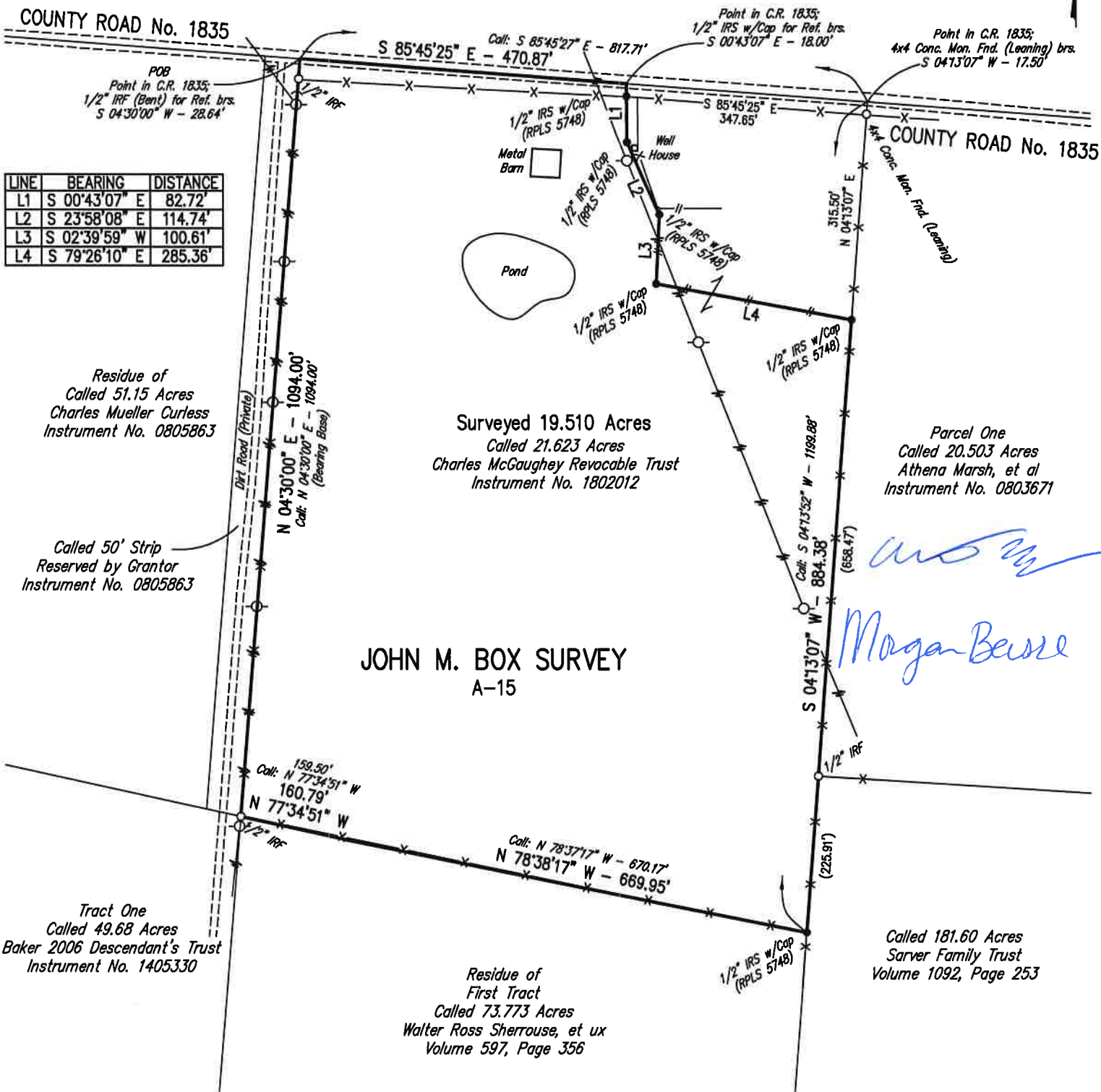
Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748



PLAT OF SURVEY
SHOWING
19.510 ACRES
BEING PART OF THE
JOHN M. BOX SURVEY, ABSTRACT 15
HOUSTON COUNTY, TEXAS

COUNTY ROAD No. 1835

LINE	BEARING	DISTANCE
L1	S 00°43'07" E	82.72'
L2	S 23°58'08" E	114.74'
L3	S 02°39'59" W	100.61'
L4	S 79°26'10" E	285.36'



Surveyed 19.510 Acres
 Called 21.623 Acres
 Charles McGaughey Revocable Trust
 Instrument No. 1802012

JOHN M. BOX SURVEY
 A-15

Parcel One
 Called 20.503 Acres
 Athena Marsh, et al
 Instrument No. 0803671

Morgan Beusse

A.A. Davis Title, LLC
 GF No. 19147TRG

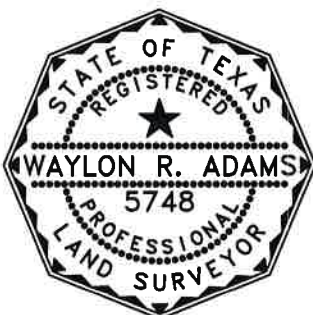
(NOTE: Easement research was limited to data provided by above referenced Title Company.)

Schedule "B"

10a) Boundary Line Agreement: Volume 568, Page 217 - Does affect.
 10f) Right of Way: Volume 440, Page 359 - Unable to determine.

I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on March 21, 2019, and is being submitted along with a legal description of the tract(s) shown hereon.

Waylon R. Adams
 Waylon R. Adams
 Registered Professional Land Surveyor
 State of Texas No. 5748



Note: Bearings are based on the west line of that certain called 21.623 acre tract conveyed to the Charles McGaughey Revocable Trust as recorded in Instrument No. 1802012 of the Official Records of Houston County, Texas.

Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

LEGEND
 ○ POWER POLE
 ⊕ GUY ANCHOR
 EXCEPT AS SHOWN



DRAWN BY: W.R.A.	REVISIONS	EAST TO WEST SURVEYING, INC. 1530 SSW LOOP 323, SUITE 127 TYLER, TEXAS 75701		PLAT OF SURVEY AUSTIN BEUSSE AND MORGAN BEUSSE C.R. 1835, LATEXO HOUSTON COUNTY, TEXAS
JOB No.: 190656		PH: (903) 405-3484, FAX: (903) 405-3474		
DATE: 3/25/2019		TBPLS FIRM REGISTRATION No. 10194274		
FB/PG: 110/11				