

EVANS
CALLED 2002 ACRES
V-489 P-242 ORPTC

FOUND CONCRETE MONUMENT
BORN N 89° 07' 42" W 684.84'

S 89° 09' 15" E

C. BARN
CALLED 2003 ACRES
V-488 P-487 ORPTC
I-3

681.67'

JUDITH D. COUPLER
CALLED 2006 ACRES
V-1188 P-288 ORPTC

FOUND
CONCRETE
MONUMENT

OUT

OUT

OUT

OUT

OUT

OUT

OUT

OUT

OUT

OUT

OUT

C. BARN
CALLED 2006 ACRES
V-488 P-487 ORPTC
I-2

S 89° 22' 27" E

681.78'

FOUND
CONCRETE
MONUMENT
N 89°
W 681.78'



1 INCH = 125 FEET

JOHN THOMAS ROSS, JR. & TERRE LYNN ROSS
CALLED 2001 ACRES
V-1180 P-68 ORPTC

1313.80

EXISTING DIRT ROAD

20' ROAD EASEMENT
SUBJECT TO SETBACK 2018

N 00° 37' 27" E

488.63'

FOUND 1/2"
IRON ROD

APPROXIMATE LINE AND POSSESSION (OR ROADWAY)
V-488 P-100 ORPTC

DIRT ROAD

40.02 ACRES

N 88° 47' 09" W 684.82'

FOUND
CONCRETE
MONUMENT
SW COR 2006 AC
V-1188 P-288 ORPTC

N 89° 00' 28" W

368.76'

SET 1/2"
IRON ROD

N 89° 28' 47" W

297.98'

FOUND
CONCRETE
MONUMENT

N 89° 19' 17" W

655.84'

PART OF CALLED 400 ACRES
V-481 P-788 ORPTC (80 ACRES)

FOUND
CONCRETE
MONUMENT
SE COR CALLED 2006 ACRES
V-488 P-288 ORPTC

SURVEY PLAT OF A 40.02 ACRE TRACT GENERAL SPEARS SURVEY A-1048 TYLER COUNTY TEXAS

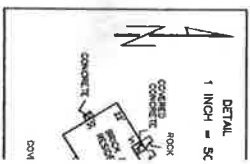
THE 40.02 ACRE TRACT BEING A PART OF A CALLED
186 ACRE TRACT DESCRIBED AS A SAVE AND EXCEPT
TRACT VOL. 822 PG. 178 ORPTC.
THE 40.02 ACRE TRACT BEING THE CALLED 2006 ACRE TRACT
CONVERTED TO JUDITH D. COUPLER BY DEED RECORDED IN
VOL. 1188 P. 288 ORPTC AND THE CALLED 2006 ACRE TRACT
CONVERTED TO JUDITH COUPLER BY DEED RECORDED IN VOL. 488
PG. 248 ORPTC.

SURVEYED DECEMBER 15, 2018

1288 PM 7730
COULSHELL TEXAS 79438

I HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT AND SET A MONUMENT 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
UNRECORDED ENCUMBRANCES, RIGHTS OR INTERESTS OF ANY KIND, AND THAT THE
VEGETATION, ENCUMBRANCES, PRODUCTIONS OR OPERATIONS OF IMPROVEMENTS EXCEPT AS
SHOWN HEREON AND THE PROPERTY DOES NOT HAVE ACCESS TO AND FROM A DEDICATED ROADWAY,
STRIPPED SURFACE DRIVE, OR
RECORDED SURFACE DRIVE.

DONALD E. GOGDEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5217



NOTE
SET 1/2" IRON RODS ARE CAPPED WITH BRIT
PP = POWER POLE
LUB = UNDERGROUND LIGHTING
LUB = UNDERGROUND ELECTRIC
= FENCE
LP = LIGHT POLE
THIS PROPERTY IS SUBJECT TO A 20 FOOT
ROAD EASEMENT TO ADJACENT TRACTS
VOL. 488 PG. 248 ORPTC.

GOGDEN SURVEYING
685 CR 2050
WOODVILLE TEXAS
(409) 283-2033
FIRM 10000800

EXHIBIT "A"
PAGE 1 OF 2

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

40.02 Acre Tract
General Spears Survey A-1048
Tyler County Texas

Field note description of a 40.02 acre tract of land situated in the General Spears Survey, Abstract 1048, Tyler County Texas and being a part of a called 160 acre tract described as a save and except tract in Volume 822 Page 178 Official Public Records Tyler County (OPRTC). The said 40.02 acre tract being the called 20.06 acre tract conveyed to Judith D. Courtney by deed recorded in Volume 1186 Page 268 OPRTC and the called 20.06 acre tract conveyed to Judith Courtney by deed recorded in Volume 499 Page 249 OPRTC. The said 40.02 acre tract being more particularly described as follows:

Bearings are based on the south line of the C. Barr called 20.04 acre tract described in Volume 662 Page 948 OPRTC called N 89 deg 28' W Set ½" iron rods are capped "RPLS 5217".

Beginning at a concrete monument found for the southeast corner of said 20.06 acre tract (V-499 P-249) and southwest corner of the C. Barr called 20.04 acre tract described in Volume 662 Page 948 OPRTC and being N 89 deg 28' 00" W 664.42 feet from a 2" pipe found for the southeast corner of said: 20.04 acre and 160 acre tracts;

Thence N 89 deg 19' 17" W 665.84 feet with the south line of said 20.06 acre tract (V-499 P-249) and along with: the south line of said 160 acre tract and interior north line north line of the remainder the John Hancock Life Insurance called 480 acre tract described in Volume 821 Page 768 OPRTC to a concrete monument found for the southwest corner of said 20.06 acre tract (V-499 P-249) and southeast corner of said 20.06 acre tract (V-1186 P-268);

Thence N 89 deg 28' 47" W 297.88 feet with the south line of said 20.06 acre tract (V-1186 P-268) and along with: the south line of said 160 acre tract and interior north line north line of the remainder of said 480 acre tract to a ½" iron rod set for the angle corner in the south line of said 20.06 acre tract (V-1186 P-268);

Thence N 89 deg 00' 28" W 366.76 feet with the south line of said 20.06 acre tract (V-1186 P-268) and along with: the south line of said 160 acre tract and interior north line north line of the remainder of said 480 acre tract to a concrete monument found for the southwest corner of said 20.06 acre tract (V-1186 P-268) and southeast corner of the John Thomas Ross and Terrie Lyn Ross called 20.01 acre tract described in Volume 1190 Page 86 OPRTC, a 2" pipe in concrete found for the southwest corner of said: 160 acre and 20.01 acre tracts Bears N 88 deg 47' 09" W 664.82 feet;

Thence N 00 deg 37' 27" E with the west line of said 20.06 acre tract (V-1186 P-268) and east line of said 20.01 acre tract, at 499.93 feet pass a ½" iron rod found for in the center of the end of a 20 feet wide road easement surveyed September 2018 and a total distance of 1313.80 feet to a concrete monument found for the northwest corner of said 20.06 acre tract (V-1186 P-268), northeast corner of said 20.01 acre tract, southwest corner of the C. Barr called 20.03 acre tract described in Volume 696 Page 867 (Tract 3) and the southeast corner of the Evans called 20.02 acre tract described in Volume 655 Page 52 OPRTC;

Thence S 89 deg 09' 15" E 661.67 feet with the north line of said 20.06 acre tract (V-1186 P-268) and south line of said 20.03 acre tract to a concrete monument found for the northeast corner of said 20.06 acre tract (V-1186 P-268), southeast corner of said 20.03 acre tract, northwest corner of said 20.06 acre tract (V-499 P-249) and southwest corner of the C. Barr called 20.05 acre tract described in Volume 696 Page 867 (Tract 2);

Thence S 89 deg 22' 27" E 661.78 feet with the north line of said 20.06 acre tract (V-499 P-249) and south line of said 20.05 acre tract to a concrete monument found for the northeast corner of said 20.06 acre tract (V-499 P-249), southeast corner of said 20.05 acre tract, southwest corner of the C. Barr called 20.07 acre tract described in Volume 696 Page 867 (Tract 1) and northwest corner of said 20.04 acre tract;



EXHIBIT "A"
PAGE 2 OF 2

Continued:

Thence S 00 deg 19' 03" W 1313.69 feet with the east line of said 20.06 acre tract (V-499 P-249) and west line of said 20.04 acre tract to the Place of Beginning containing 40.02 acres 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, December 15, 2018.



Donald E. Ogden RPLS 5217

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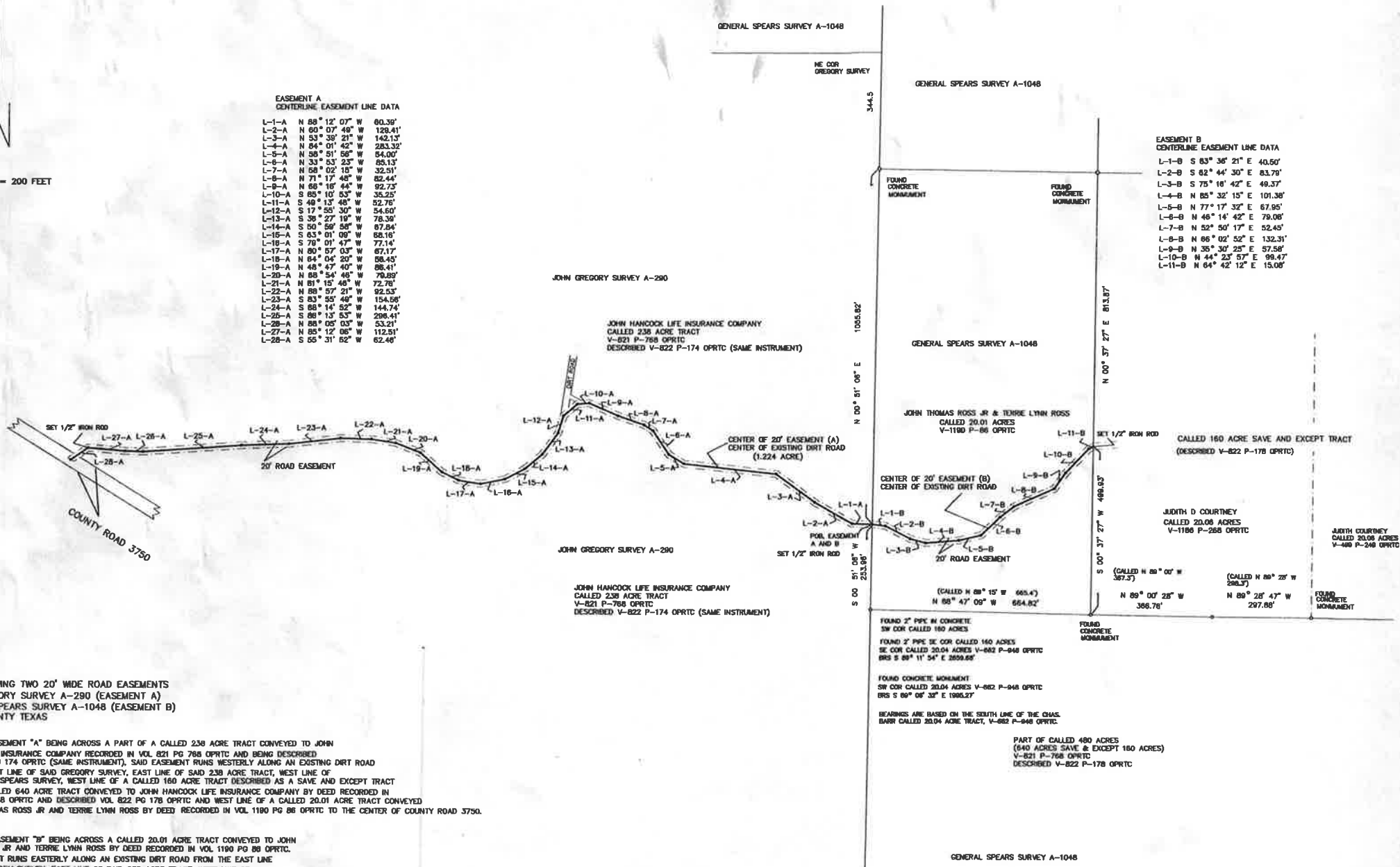
1 INCH = 200 FEET

EASEMENT A
CENTERLINE EASEMENT LINE DATA

| | | |
|--------|-----------------|---------|
| L-1-A | N 88° 12' 07" W | 80.39' |
| L-2-A | N 80° 07' 49" W | 128.41' |
| L-3-A | N 53° 39' 21" W | 142.13' |
| L-4-A | N 84° 01' 42" W | 283.32' |
| L-5-A | N 58° 51' 56" W | 54.00' |
| L-6-A | N 33° 53' 23" W | 85.13' |
| L-7-A | N 58° 02' 10" W | 32.51' |
| L-8-A | N 71° 17' 48" W | 82.44' |
| L-9-A | N 68° 16' 44" W | 92.73' |
| L-10-A | S 85° 10' 53" W | 35.25' |
| L-11-A | S 48° 13' 48" W | 22.76' |
| L-12-A | S 17° 55' 30" W | 54.60' |
| L-13-A | S 36° 27' 19" W | 78.39' |
| L-14-A | S 50° 59' 58" W | 87.84' |
| L-15-A | S 63° 01' 09" W | 88.16' |
| L-16-A | S 78° 01' 47" W | 77.14' |
| L-17-A | N 80° 57' 03" W | 87.17' |
| L-18-A | N 84° 04' 29" W | 58.45' |
| L-19-A | N 48° 47' 40" W | 86.41' |
| L-20-A | N 88° 54' 48" W | 79.89' |
| L-21-A | N 81° 15' 48" W | 72.78' |
| L-22-A | N 88° 57' 21" W | 92.53' |
| L-23-A | S 83° 55' 46" W | 154.58' |
| L-24-A | S 88° 14' 52" W | 144.74' |
| L-25-A | S 86° 13' 53" W | 206.41' |
| L-26-A | N 88° 05' 03" W | 53.21' |
| L-27-A | N 85° 12' 06" W | 112.51' |
| L-28-A | S 65° 31' 52" W | 82.48' |

EASEMENT B
CENTERLINE EASEMENT LINE DATA

| | | |
|--------|-----------------|---------|
| L-1-B | S 83° 36' 21" E | 40.50' |
| L-2-B | S 82° 44' 30" E | 83.79' |
| L-3-B | S 75° 10' 42" E | 49.37' |
| L-4-B | N 85° 32' 15" E | 101.38' |
| L-5-B | N 77° 17' 32" E | 67.95' |
| L-6-B | N 48° 14' 42" E | 79.06' |
| L-7-B | N 52° 50' 17" E | 52.45' |
| L-8-B | N 86° 02' 52" E | 132.31' |
| L-9-B | N 35° 30' 25" E | 57.56' |
| L-10-B | N 44° 23' 57" E | 99.47' |
| L-11-B | N 64° 42' 12" E | 15.08' |



PLAT SHOWING TWO 20' WIDE ROAD EASEMENTS
JOHN GREGORY SURVEY A-290 (EASEMENT A)
GENERAL SPEARS SURVEY A-1048 (EASEMENT B)
TYLER COUNTY TEXAS

SAID ROAD EASEMENT "A" BEING ACROSS A PART OF A CALLED 238 ACRE TRACT CONVEYED TO JOHN HANCOCK LIFE INSURANCE COMPANY RECORDED IN VOL 821 PG 788 OPRTC AND BEING DESCRIBED IN VOL 822 PG 174 OPRTC (SAME INSTRUMENT), SAID EASEMENT RUNS WESTERLY ALONG AN EXISTING DIRT ROAD FROM THE EAST LINE OF SAID GREGORY SURVEY, EAST LINE OF SAID 238 ACRE TRACT, WEST LINE OF SAID GENERAL SPEARS SURVEY, WEST LINE OF A CALLED 160 ACRE TRACT DESCRIBED AS A SAVE AND EXCEPT TRACT OUT OF A CALLED 640 ACRE TRACT CONVEYED TO JOHN HANCOCK LIFE INSURANCE COMPANY BY DEED RECORDED IN VOL 821 PG 788 OPRTC AND DESCRIBED VOL 822 PG 178 OPRTC AND WEST LINE OF A CALLED 20.01 ACRE TRACT CONVEYED TO JOHN THOMAS ROSS JR AND TERRIE LYNN ROSS BY DEED RECORDED IN VOL 1180 PG 86 OPRTC TO THE CENTER OF COUNTY ROAD 3750.

SAID ROAD EASEMENT "B" BEING ACROSS A CALLED 20.01 ACRE TRACT CONVEYED TO JOHN THOMAS ROSS JR AND TERRIE LYNN ROSS BY DEED RECORDED IN VOL 1180 PG 86 OPRTC. SAID EASEMENT RUNS EASTERLY ALONG AN EXISTING DIRT ROAD FROM THE EAST LINE OF SAID GREGORY SURVEY, EAST LINE OF SAID 238 ACRE TRACT, WEST LINE OF SAID GENERAL SPEARS SURVEY, WEST LINE SAID 160 ACRE TRACT AND WEST LINE OF SAID 20.01 ACRE TRACT TO THE EAST LINE OF SAID 20.01 ACRE TRACT AND WEST LINE OF THE JUDITH D COURTNEY CALLED 20.08 ACRE TRACT DESCRIBED IN VOL 1186 PG 268 OPRTC.

SURVEYED SEPTEMBER 2018

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 TRUE AND CORRECT.

Donald E. Ogden



OGDEN SURVEYING, L.L.C.
685 CR 2050

EXHIBIT "B"
PAGE 1 OF 2

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

Road Easement (A)
John Gregory Survey A-290
Tyler County Texas

Field note description of a 20 feet wide road easement situated in the John Gregory Survey, Abstract 290, Tyler County Texas and being across a part of a called 238 acre tract conveyed to John Hancock Life Insurance Company by deed recorded in Volume 821 Page 768 Official Public Records Tyler County (OPRTC) and described in Volume 822 Page 174 OPRTC (same instrument). Said easement being more particularly described as follows:

Bearings are based on the south line of the C. Barr called 20.04 acre tract described in Volume 662 Page 948 OPRTC, called N 89 deg 28' W. All set ½" iron rods are capped "RPLS 5217".

Beginning at a ½" iron rod set in the center of an existing dirt road, east line of said John Gregory Survey, east line of said 238 acre tract, west line of the General Spears Survey Abstract 1048, west line of a called 160 acre tract described as a save and except tract out of a called 640 acre tract conveyed to John Hancock Life Insurance Company recorded in Volume 821 Page 768 and described in Volume 822 Page 178 OPRTC (same instrument) and west line of a called 20.01 acre tract conveyed to John Thomas Ross and Terrie Lynn Ross by deed recorded in Volume 1190 Page 86 OPRTC, a concrete monument found for the northwest corner of said 20.01 acre tract Bears N 00 deg 51' 06" E 1055.82 feet from which the northeast corner of said Gregory Survey Bears N 00 deg 51' 06" E 344.5 feet; and a 2" pipe found in concrete for the southwest corner of said 20.01 acre tract and southwest corner of said 160 acre tract Bears S 00 deg 51' 06" W 253.96 feet from which a 2" pipe found for the southeast corner of said 160 acre tract and southeast corner of said Barr 20.04 acre tract Bears S 89 deg 11' 54" E 2659.68 feet and a concrete monument found for the southwest corner of said Barr 20.04 acres Bears S 89 deg 06' 32" E 1995.27 feet;

Thence with said road easement and the center of an existing dirt road, being 10 feet perpendicular distance from, on both sides of and parallel with the following described centerline:

N 88 deg 12' 07" W 60.39 feet to a point
N 60 deg 07' 49" W 129.41 feet to a point
N 53 deg 39' 21" W 142.13 feet to a point
N 84 deg 01' 42" W 283.32 feet to a point
N 58 deg 51' 56" W 54.00 feet to a point
N 33 deg 53' 23" W 85.13 feet to a point
N 58 deg 02' 15" W 32.51 feet to a point
N 71 deg 17' 48" W 82.44 feet to a point
N 66 deg 16' 44" W 92.73 feet to a point
S 85 deg 10' 53" W 35.25 feet to a point
S 49 deg 13' 48" W 52.76 feet to a point
S 17 deg 55' 30" W 54.60 feet to a point
S 36 deg 27' 19" W 78.39 feet to a point
S 50 deg 59' 58" W 67.84 feet to a point
S 63 deg 01' 09" W 68.16 feet to a point
S 79 deg 01' 47" W 77.14 feet to a point
N 80 deg 57' 03" W 67.17 feet to a point
N 64 deg 04' 20" W 56.45 feet to a point
N 48 deg 47' 40" W 86.41 feet to a point
N 68 deg 54' 46" W 79.89 feet to a point
N 81 deg 15' 46" W 72.76 feet to a point
N 88 deg 57' 21" W 92.53 feet to a point
S 83 deg 55' 49" W 154.56 feet to a point



EXHIBIT "B"
PAGE 2 OF 2

Continued

S 88 deg 14' 52" W 144.74 feet to a point
S 86 deg 13' 53" W 296.41 feet to a point
N 88 deg 05' 03" W 53.21 feet to a point
N 85 deg 12' 06" W 112.51 feet to a 1/2" iron rod set for reference
S 55 deg 31' 52" W 62.46 feet to a point in the center of County Road 3750 containing 1.224 acre.

It is the intent of this description that both sides of this easement extend to the east line of said 238 acre tract, and to the centerline of County Road 3750.

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



Donald E. Ogden RPLS 5217

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