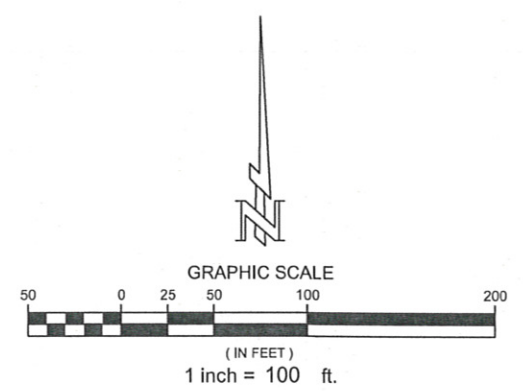
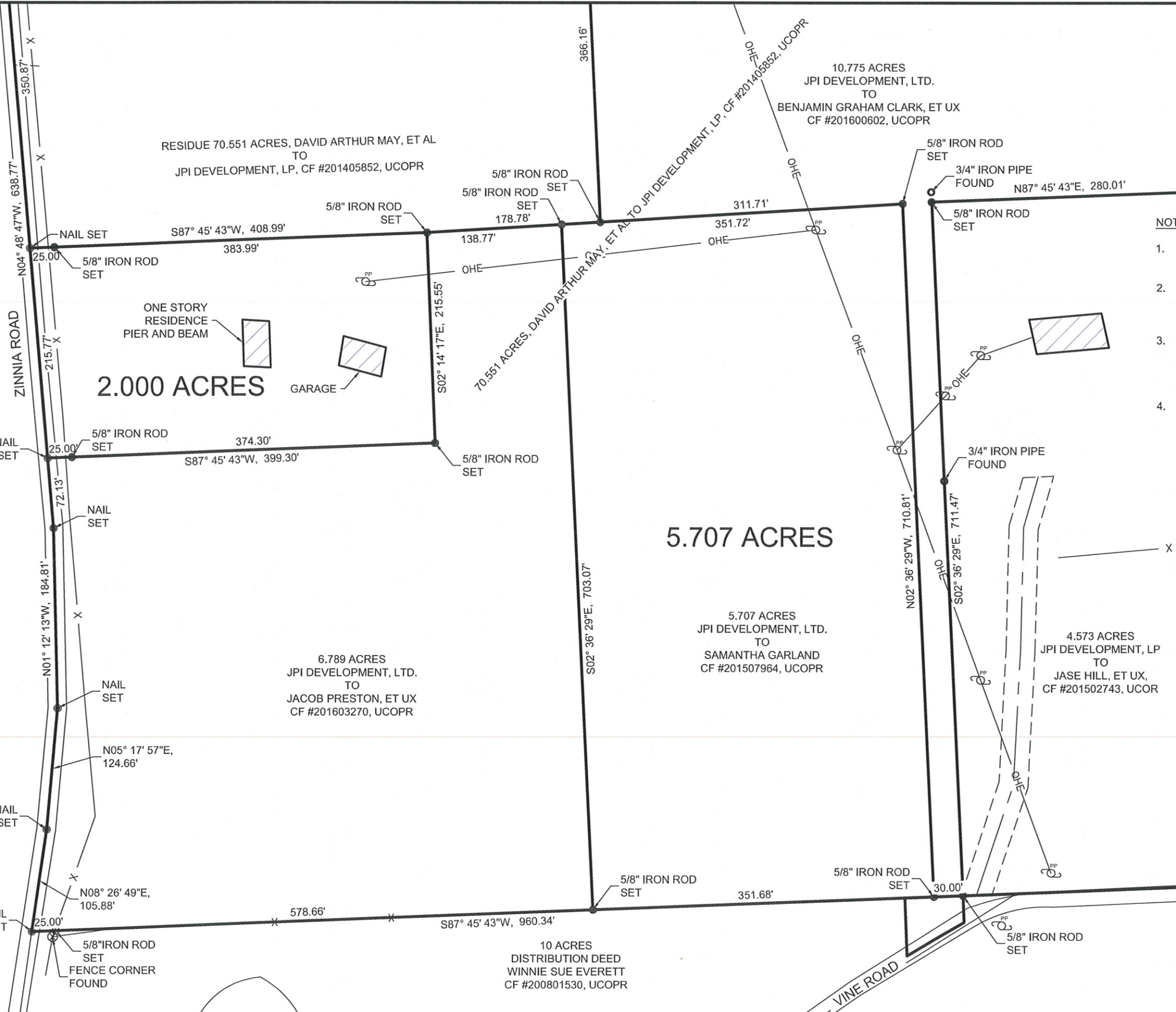


File name: F:\Land Development\8000\8000-006 Richard Corner Land - Diana\CAD\SURVEY\DRAWINGS\8000-006 5.707 AC BOUNDARY PLAT.dwg, 7/19/2016 11:07:18 AM, BUILD P
 C:\Land Development\8000\8000-006 Richard Corner Land - Diana\CAD\SURVEY\DRAWINGS\8000-006 5.707 AC BOUNDARY PLAT.dwg



NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY THE CITY OF LONGVIEW AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY.

Troy Maxwell
 TROY MAXWELL
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5585

12/07/2015
 DATE



SURVEY EXHIBIT
5.707 ACRES
IN THE WILLIAMS MCFADDEN SURVEY, A-304
UPSHUR COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
 1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
 (903)753-0663 FAX (903)753-8803
 WWW.JOHNSONPACE.COM
 TBPLS 10025400
 TBPE F-4691

METES AND BOUNDS DESCRIPTION
5.707 ACRES

All that certain tract or parcel containing 5.707 acres of land in the William McFadden Survey, A-304, Upshur County, Texas, being a portion of a tract which was called 70.551 acres and conveyed from David Arthur May, et al to JPI Development, LP, by an instrument of record in Clerks File #201405852, Upshur County Official Records (UCOR), said 5.707 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

COMMENCING FOR REFERENCE at a 5/8" iron rod found for southwest corner of a tract which was called 4.573 acres and conveyed from JPI Development, LP to Jase Hill, et ux, by an instrument of record in Clerks File #201502743, UCOR, lying in the common line of said 70.551 acre tract and a tract which was called 10 acres conveyed in a Distribution Deed, to Einnie Sue Everett, by an instrument of record in Clerks File #200801530, Upshur County Official Public Records (UCOPR);

THENCE S87°45'43"W, 30.00 feet along said common line to a 5/8" iron rod set for southeast corner and PLACE OF BEGINNING of the tract described herein;

THENCE S87°45'43"W, 351.68 feet continuing along said common line to a 5/8" iron rod set for southwest corner;

THENCE N02°36'29"W, 703.07 feet crossing said 70.551 acre tract to a 5/8" iron rod set for northwest corner;

THENCE N86°30'04"E, 351.72 feet continuing across said 70.551 acre tract to a 5/8" iron rod set for northeast corner;

THENCE S02°36'29"E, 710.81 feet continuing across said 70.551 acre tract to the PLACE OF BEGINNING, containing 5.707 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.


Troy Maxwell
Professional Land Surveyor
Texas Registration No. 5585



Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • LB-1
Longview, Texas 75604

Engineering • Architecture • Surveying
Job No. 8000-006
Date: December 7, 2015