

METES AND BOUNDS DESCRIPTION
0.060 ACRE
ACCESS EASEMENT

All that certain tract or parcel containing 0.060 acre of land in the William McFadden Survey, A-304, Upshur County, Texas, being a portion of a tract which was called 10 acres and conveyed by distribution deed to Winnie Sue Everett, by an instrument of record in Clerks File #200801530, Upshur County Official Public Record (UCOPR), said 0.060 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:

Beginning at a 5/8" iron rod found for northeast corner, being the 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, lying in the common line of said 10 acre tract and a tract which was called 70.551 acres and conveyed from David Arthur May, et al to JPI Development, LP, Clerks File #201405852, UCOPR, from which a 5/8" iron rod found for east corner of said 10 acre tract bears: N87°45'43"E, 55.06 feet;

THENCE S02°14'17"E, 27.42 feet crossing said 10 acre tract to a nail set for southeast corner in the general centerline of Vine Road, lying in the common line of said 10 acre tract and a tract which was called 37.960 acres conveyed from JPI Development, LP, to Wayne Decatur Prince, et ux, by an instrument of record in Clerks File #201500487, UCOPR;

THENCE 68.02 feet along the arc of a curve to the left generally along Vine Road and along the common line of said 10 acre tract and said 37.924 acre tract, (delta angle= 01°42'48", radius= 2274.74 feet, chord = S59°39'31"E, 68.02 feet), to a nail set for southwest corner;

THENCE departing Vine Road N02°14'17"W, 59.46 feet crossing said 10 acre tract to a 5/8" iron rod set for northwest corner, lying in the common line of said 10 acre tract and said 70.551 acres;

THENCE N87°45'43"E, 60.00 feet along the common line of said 10 acre tract and said 70.551 acre tract to the PLACE OF BEGINNING, containing 0.060 acre 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

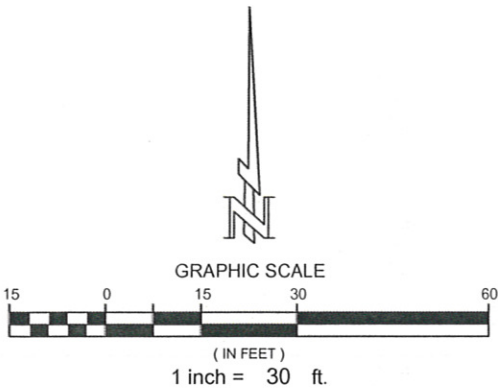


Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • LB-1
Longview, Texas 75604

Engineering • Architecture • Surveying
Job No. 8000-006
Date: October 12, 2015

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.

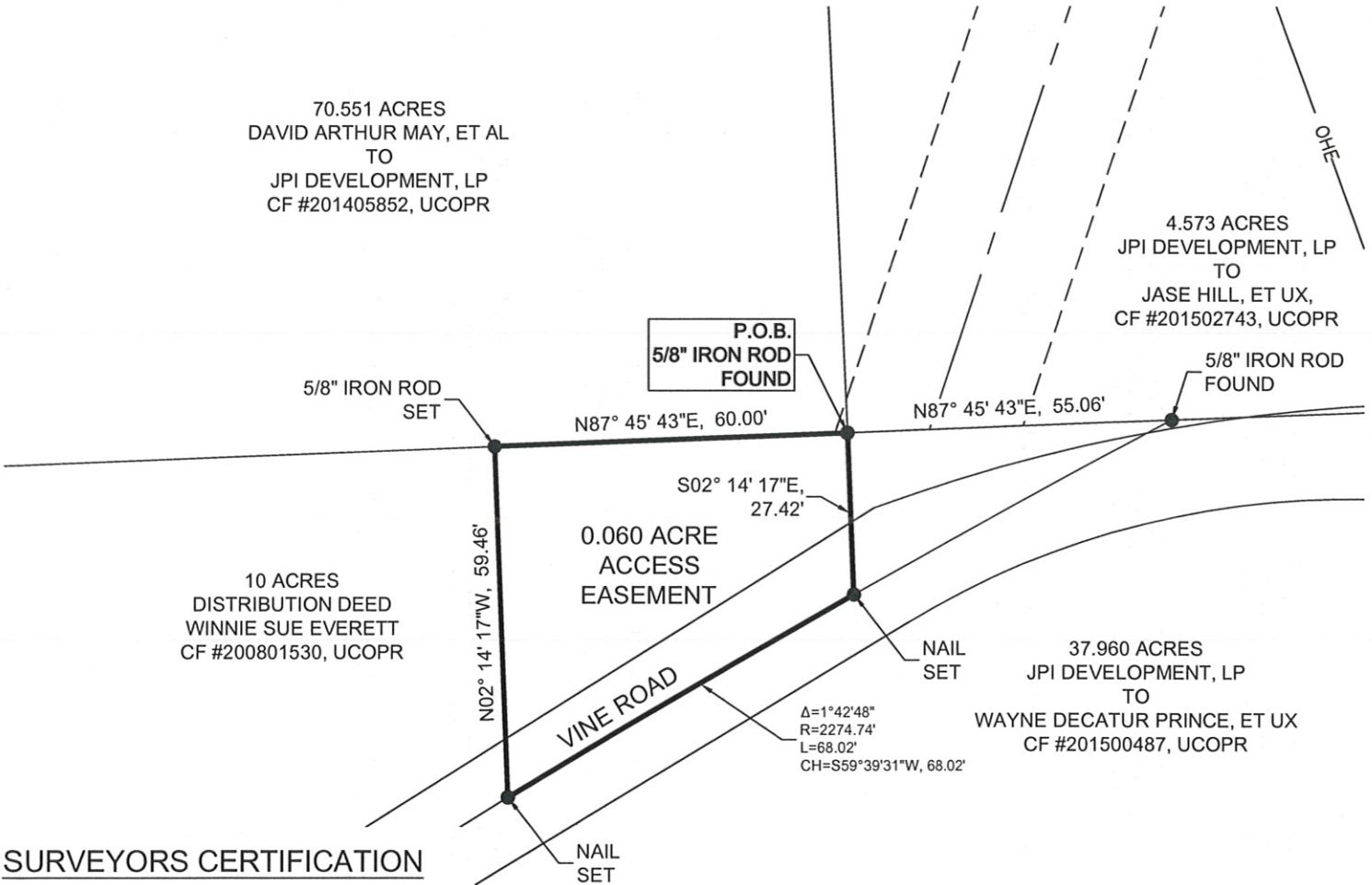


70.551 ACRES
DAVID ARTHUR MAY, ET AL
TO
JPI DEVELOPMENT, LP
CF #201405852, UCOPR

4.573 ACRES
JPI DEVELOPMENT, LP
TO
JASE HILL, ET UX,
CF #201502743, UCOPR

10 ACRES
DISTRIBUTION DEED
WINNIE SUE EVERETT
CF #200801530, UCOPR

37.960 ACRES
JPI DEVELOPMENT, LP
TO
WAYNE DECATUR PRINCE, ET UX
CF #201500487, UCOPR



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, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)



OCTOBER 12, 2015
DATE

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

PLAT OF SURVEY OF
0.060 ACRE ACCESS EASEMENT
IN THE WILLIAM 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