

SURVEY PLAT SHOWING

A 2.9185 ACRE TRACT OF LAND OUT OF THE WILLIAM PITTS SURVEY, ABSTRACT NO. 804, TYLER COUNTY TEXAS, AND BEING A PART THE PROPERTY REFERENCED IN VOLUME 708, PAGE 567 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS

- NOTES:
1. Set 1/2" iron rod with "QUIN" cap at all corners unless noted otherwise hereon.
 2. The bearings shown hereon are oriented to the Texas State Plane Coordinate System, Texas Central Zone, NAD 83
 3. This survey prepared exclusively for the use and benefit of the parties named hereon. Liability to any other party may not be transferred or assigned.
 4. The subject property abuts and adjoins a public road.

SURVEY PREPARED EXCLUSIVELY FOR:
 PROPERTY OWNER: William Mike McGough
 PROPERTY ADDRESS: 270 County Road 1515
 Warren, Texas 77664
 Use of this survey by any other person is strictly prohibited.



I, E. Lequin Hilderbrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plat accurately represents a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge. This document is null and void without original or electronic signature and seal.

[Handwritten Signature]

E. Lequin Hilderbrand RPLS No. 4922
 Surveyed October 5-20, 2021
 TC 804 - McGough (McGough) - 2.9185 Acres

CALLED 9.29 ACRES
 VOL. 1089, PG. 124

PT 0.48 ACRES
 VOL. 164, PG. 447

REM 2.81 ACRES
 VOL. 71, PG. 32

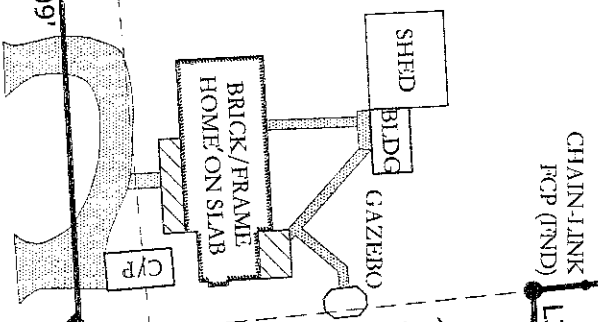
N 84°33'23" E 384.93'

127130.0 SQ. FEET
 2.9185 ACRES

PT 2.81 ACRES
 VOL. 71, PG. 32

CALLED 0.128 ACRES
 "SECOND TRACT"
 VOL. 71, PG. 32

S 86°49'06" W 281.09'



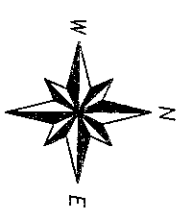
COUNTY ROAD 1515

0.77 ACRES
 "FIRST TRACT"
 VOL. 125, PG. 276

CALLLED 1.31 ACRES
 VOL. 1091, PG. 934

VOL. 373, PG. 173

LINE	BEARING	DISTANCE
L1	S 84°40'53" W	133.05'
L2	S 06°11'24" E	66.37'
L3	N 86°25'19" E	19.00'



Scale: 1" = 60'

QUIN

Land Surveying

Firm No. 10131000

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Jasper, Texas 75951

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McGough

QUIN



Land Surveying, Inc.

LEGAL DESCRIPTION

**WILLIAM PITTS SURVEY
ABSTRACT NO. 804**

TYLER COUNTY, TEXAS

2.9185 ACRES

BEING a 2.9185 acre tract of land out of the William Pitts Survey, Abstract No. 8043, Tyler County, Texas, and being all or a part of all the parcels of land as referenced in Warranty Deed dated December 5, 2001, from Alene Harris Marshall to Ethel Marie McGough as recorded in Volume 708, Page 567 of the Official Public Records of Tyler County, Texas, the said 2.9185 acre tract of land being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the easterly line of a called 0.77 of an acre tract of land (being TRACT TWO of the above referenced Warranty Deed), the iron pipe being the northwesterly corner of a tract of land described in Volume 221, Page 259 DRTC and being at a chain-link fence corner post, from which iron pipe a concrete monument found at the recognized northeasterly corner of said 0.77 of an acre tract of land bears N 16°02'54" W, a distance of 155.03 feet;

THENCE S 09°44'12" E, with the easterly line of the said 0.77 of an acre tract of land and traversing westerly of said chain-link fence, a distance of **181.10 feet** to a 1/2" iron rod with "QUIN" cap set for the southeasterly corner of said 0.77 of an acre tract of land, same being an interior corner of a called 1.31 acre tract of land (Volume 1091, Page 934 OPRTC);

THENCE S 84°40'53" W, with the southerly line of the said 0.77 of an acre tract of land and traversing with the west most northerly line of said 1.31 acre tract of land, a distance of **133.05 feet** to a 5/8" iron rod found at the southwesterly corner of said 0.77 of an acre tract of land and the northwesterly corner of said 1.31 acre tract of land, the said iron rod being in the easterly line of a called 2.81 acre tract of land (being TRACT ONE of the above referenced Warranty Deed);

THENCE S 06°11'24" E, with the easterly line of the said 2.81 acre tract of land and traversing with the west most westerly line of said 1.31 acre tract of land, a distance of **66.37 feet** to a chain-link fence corner post (original corner) found for the west most southwesterly corner of said 1.31 acre tract of land, same being the northwesterly corner of a tract of land described in Volume 373, Page 173 DRTC (being TRACT SIX of the above referenced Warranty Deed);

THENCE N 86°25'19" E, with the west most southerly line of said 1.31 acre tract of land, a distance of **19.00 feet** to a 1/2" iron rod with "QUIN" cap set for the west most interior corner of said 1.31 acre tract of land;

THENCE S 03°39'39" E, with the east most westerly line of said 1.31 acre tract of land, a distance of **142.18 feet** to a 1/2" iron rod with "QUIN" cap set in the northerly margin of County Road 1515 for the southwesterly corner of said 1.31 acre tract of land;

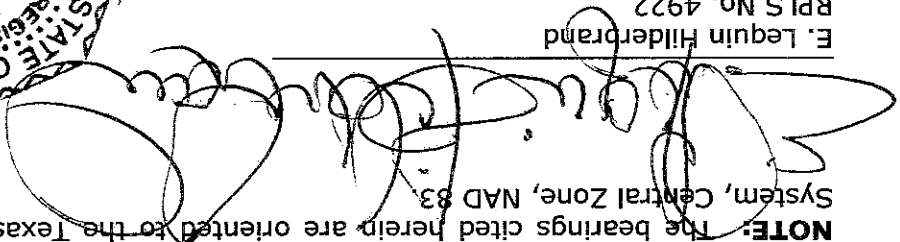
THENCE S 86°49'06" W, with the southerly lines of TRACTS NO. SIX, THREE (called 0.128 of an acre) and FOUR (called 0.48 of an acre) and traversing with the northerly margin of County Road 1515, a distance of **281.09 feet** to a 1/2" iron rod with "QUIN" cap set in the northerly margin of County Road 1515 for the southwesterly corner of said 0.48 of an acre tract of land;

THENCE N 05°26'37" W, with the westerly line of said 0.48 of an acre tract of land, same being the easterly line of a called 9.29 acre tract of land (Volume 1089, Page 124 OPRTC), a distance of **378.31 feet** to a 1/2" iron rod with "QUIN" cap set for the northwesterly corner of the herein described tract of land, from which iron rod a 5/8" iron rod found at the northwesterly corner of said 0.48 of an acre tract of land and a

northeasterly corner of said 9.29 acre tract of land bears N 05°26'37" E, a distance of 152.38 feet;

THENCE N 84°33'23" E, severing TRACT'S NO. FOUR, ONE AND TWO of the above referenced Warranty Deed, a distance of 384.93 feet to the POINT OF BEGINNING and containing within these bounds an area of 2.9185 acres of land.

NOTE: The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone, NAD 83.



E. Leguin Hilderbrand
RPLS No. 4922
For Quin Land Surveying
Firm No. 10131000
Surveyed October 5-20, 2021

