

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 0.549 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING A RESURVEY OF LOT 23 AND LOT 24 OF THE DENNEY FRANCIS EAVES SUBDIVISION RECORDED IN VOLUME 113, PAGE 541 OF THE DEED RECORDS OF TYLER COUNTY. SAID 0.549 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE WEST LINE OF SAID DENNEY FRANCIS EAVES SUBDIVISION FOR THE NORTHWEST CORNER OF SAID LOT 24 AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 25 OF SAID SUBDIVISION;

THENCE N 89°51'42"E 140.91 FT., WITH THE SOUTH LINE OF LOT 25 AND THE NORTH LINE OF SAID LOT 24, TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAME AND OF THIS TRACT LOCATED ON THE WEST RIGHT OF WAY OF KELLEY BOULEVARD;

THENCE S 00°59'49"W 169.91 FT., WITH THE WEST RIGHT OF WAY OF KELLEY BOULEVARD, TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 23 AND OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF A 0.315 ACRE TRACT CONVEYED TO CHARLES ROSS COMTE BY DEED RECORDED IN VOLUME 548, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;


THENCE S 89°51'42"W 140.70 FT., WITH THE NORTH LINE OF SAID COMTE 0.315 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME AND THE SOUTHWEST CORNER OF SAID LOT 23 AND OF THIS TRACT LOCATED ON THE WEST LINE OF SAID EAVES SUBDIVISION;

THENCE N 00°55'34"E 169.90 FT., WITH THE WEST LINE OF SAID EAVES SUBDIVISION AND THE WEST LINES OF LOT 23 AND LOT 24, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.549 OF AN ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED AND/OR ROTATED TO THE NORTH LINE THE CHARLES ROSS COMTE 0.315 ACRE TRACT. (S 89°51'42" W)

SURVEYED JUNE 5, 2003

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

  
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LYLE RAINEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4800



A.  
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gc

JOSIAH WHEAT SURVEY, A-657

AREA SURVEYING & MAPPING  
1116 S. MAGNOLIA  
WOODVILLE, TEXAS 75979  
(409) 283-8197 OFFICE

Roy R. Pryor  
0.83 Acre Tract  
Vol. 660, Pg. 153

DENNEY FRANCIS  
EAVES SUBDIVISION

Vol. 113, Pg. 541

Grapevine Properties, Ltd.  
Lot 25  
Vol. 660, Pg. 153

Set 1/2" Iron Rod  
Fnd 3/8" Iron Rod  
N 00°55'34" E 10.92'

Set 1/2" Iron Rod  
Fnd Conc. Mon  
N 00°59'49" E 6.43'

BLUEBONNET STREET

N 89°51'42" E 140.91'

C.W. Bell  
0.26 Acre Tract  
Vol. 226, Pg. 36

Frame Storage

Frame House



Scale 1" = 50'

C.W. Bell  
0.13 Acre Tract  
Vol. 226, Pg. 37

0.549 ACRES

KELLEY BLVD.

Power Line

Fnd 5/8" Iron Rod

Fnd 5/8" Iron Rod

S 89°51'42" W 140.70'

PEACH STREET

Charles Reynolds  
0.392 Acre Tract  
Vol. 619, Pg. 791

Charles Ross Comte  
0.315 Acre Tract  
Vol. 548, Pg. 64

PURCHASER: CHARLES G. BROWN  
JO ANN BROWN  
ADDRESS: 705 KELLEY BLVD.  
WOODVILLE, TEXAS 75979

NOTE: ALL BEARINGS SHOWN HEREON  
ARE BASED AND/OR ROTATED TO THE  
NORTH LINE OF THE CHARLES ROSS  
COMTE 0.315 ACRE TRACT. (S 89°51'42" W)

NOTE: SUBJECT PROPERTY DOES NOT  
LIE IN THE 100 YEAR FLOOD PLANE  
ACCORDING TO THE H.U.D. FLOOD  
HAZARD BOUNDARY MAP COMMUNITY  
PANEL NO. 481035 001 B

NOTE: SET 1/2" IRON RODS AT ALL CORNERS  
UNLESS OTHERWISE NOTED HEREON.

SURVEY PLAT SHOWING

A 0.549 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH  
WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING A  
RESURVEY OF LOT 23 & LOT 24 OF THE DENNEY FRANCIS  
EAVES SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME  
113, PAGE 541 OF THE DEED RECORDS OF TYLER COUNTY.

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO  
HEREBY CERTIFY THAT THIS SURVEY, OF THE PROPERTY LEGALLY SHOWN  
HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES,  
CONFLICTS, SHORTAGES OF AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS,  
OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS  
SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A  
DEDICATED ROADWAY.

SURVEYED JUNE 5, 2003

*Lyle Rainey*  
LYLE RAINEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4800



EXHIBIT 2 OF 2

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