

G. BREWER SUR.
A-5

CITY OF TEAGUE, TEXAS
CABINET A ENVELOPE 7A P.R.F.C.T.

BLOCK 37

BLOCK 20

CEDAR STREET (70')

S 89°57'17" E 150.13'

NORTH 99.26'

SOUTH 99.26'

9TH STREET (60')

ALLEY (20')

LOT 7

LOT 6

SURVEYED:
0.342 AC.

LOT 5

LOT 8

LOT 4

LOT 9

BLOCK 21

- LEGEND
- BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - POWER LINE
 - PP = POWER POLE
 - CONCRETE
 - WM = WATER METER
 - GM = GAS METER
 - = IRON ROD (SET WITH CAP MARKED "STANGER")

RECORD INFORMATION FOR SUBJECT TRACT:
LOT 5 AND LOT 6, BLOCK 21, OF THE CITY OF TEAGUE, TEXAS
SCOTT R. HOLMES ET UX, TO RICHARD ARTHUR STEEN ET UX,
SEPTEMBER 29, 1998 VOLUME 1059, PAGE 241, D.R.F.C.T.

PLAT OF SURVEY
SHOWING LOT 5 AND LOT 6, BLOCK 21
OF THE CITY OF TEAGUE, TEXAS
G. BREWER SURVEY, ABSTRACT NO. 5
FREESTONE COUNTY, TEXAS
SCALE: 1" = 40 FEET

NOTE:
1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

BEARING BASIS:
BEARINGS ARE BASED ON AN ASSUMED BEARING OF "NORTH" ALONG THE WEST LINE OF LOT 5 AND LOT 6 SHOWN HEREON.
SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

IN CONNECTION WITH G.F. #20050459;
TO FREESTONE COUNTY TITLE CO., ARK-LA-TEX FINANCIAL SERVICES, LLC, AND EDWARD WILLIAM LOWE,
USE OF THIS SURVEY BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE IS PROHIBITED.

I, WALTER G. HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2005.

GIVEN UNDER BY HAND & SEAL, THIS THE 23RD DAY OF AUGUST, 2005.

BY: *Walter G. Hamilton*
WALTER G. HAMILTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4744
PLAT VOID IF NOT SIGNED IN RED.



Edmond Willinger
Timberly Hamilton

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STANGER SURVEYING COMPANY
FAIRFIELD, TEXAS

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**G. BREWER SURVEY, ABSTRACT NO. 5
FREESTONE COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 0.342 OF AN ACRE OF LAND

Being 0.342 of an acre of land situated in the G. Brewer Survey, Abstract No. 5, Freestone County, Texas, being all of that certain called tract of land described as Lot 5 and Lot 6, Block 21, of the City of Teague, in a deed from Scott R. Holmes et ux, to Richard Arthur Steen et ux, dated September 29, 1998, and recorded in Volume 1059, Page 241, of the Deed Records of Freestone County, Texas, and being the same Lot 5 and Lot 6, Block 21, of the City of Teague, as shown on the plat recorded in Cabinet A, Envelope 7A, of the Plat Records of Freestone County, Texas, said 0.342 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (set with cap marked "STANGER") at the intersection of the east right-of-way line of 9th Street (60' R.O.W.), and the south right-of-way line of Cedar Street (70' R.O.W.) for the northwest corner of the above mentioned Lot 6;

THENCE South 89° 57' 17" East, for a distance of 150.13 feet, to a ½" iron rod (set with cap marked "STANGER") at the intersection of the south right-of-way line of the above mentioned Cedar Street and the west right-of-way line of an alley (20' R.O.W.) for the northeast corner of said Lot 6;

THENCE South, for a distance of 99.26 feet, with the east line of said Lot 6, with the east line of the above mentioned Lot 5, and with the west right-of-way line of the above mentioned alley, to a ½" iron rod (set) for the southeast corner of said Lot 5, and being at the northeast corner of Lot 4;

THENCE North 89° 57' 17" West, for a distance of 150.13 feet, to a ½" iron rod (set with cap marked "STANGER") in the east margin of the above mentioned 9th Street for the southwest corner of said Lot 5, and the northwest corner of the above mentioned Lot 4;

THENCE North, for a distance of 99.26 feet, back to the place of beginning and containing **0.342 of an acre of land.**

Bearings are based on an assumed bearing of "north" along the west line of Lot 5 and Lot 6.

See plat of survey prepared even date.

I, Walter G. Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of August 2005.

GIVEN UNDER MY HAND AND SEAL, this the 23rd day of August 2005.

Walter G. Hamilton

Walter G. Hamilton
Registered Professional Land Surveyor
State of Texas No. 4744
VOID IF NOT SIGNED IN RED

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