

PLAT OF SURVEY

SHOWING
19.822 ACRES
BEING PART OF THE

WILLIAM M. CONNER SURVEY, ABSTRACT 239
JANE A. THOMPSON SURVEY, ABSTRACT 1029
HOUSTON COUNTY, TEXAS

JANE A. THOMPSON SURVEY
A-1029

W.T. HARRISON SURVEY
A-563

CHARLES STOKES SURVEY
A-991

Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

Botts Title Company
GF No. OC-20-048

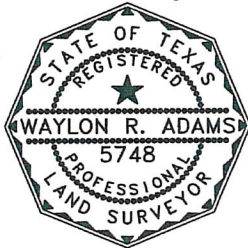
(NOTE: Easement research was limited to data provided by above referenced Title Company.)

Note: Bearings are based on the north line of that certain called 10 acre tract described as "Tract Four" in a deed to John Bradley Steed as recorded in Instrument No. 1002117 of the Official Records of Houston County, Texas.

I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on December 9, 2020, and is being submitted along with a legal description of the tract(s) shown hereon.

Waylon R. Adams

Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748



Tract #2
Called 27.90 Acres
Glen H. Vaughan
Volume 346, Page 537

Called 120 Acres
Glen Hubert Vaughan
Volume 347, Page 181

Called 7 Acres
Glen Hubert Vaughan
Volume 346, Page 639

Tract One
Residue of
Called 160 Acres
J. Frank Harrison
Volume 342, Page 60

Tract Four
Called 10 Acres
John Bradley Steed
Instrument No. 1002117

Surveyed 19.855 Acres

Tract Five
Called 9.6 Acres
John Bradley Steed
Instrument No. 1002117

WILLIAM M. CONNER SURVEY
A-239

Called 15 Acres
Timothy John Bednarski
Instrument No. 1305674

Called 11 Acres
Jan Ellen Kennedy
Instrument No. 1305673

Called 1.7 Acres
Jan Ellen Kennedy
Instrument No. 1305675

LINE	BEARING	DISTANCE
L1	N 37°43'52" W	47.89'
L2	N 28°13'01" W	166.55'
L3	N 44°07'27" W	57.32'
L4	N 60°07'30" W	60.00'
L5	N 69°27'20" W	71.61'
L6	N 16°42'31" E	88.75'
L7	N 36°43'36" E	104.36'
L8	N 06°18'15" W	54.64'
L9	N 25°03'27" E	37.49'
L10	N 42°55'58" W	32.95'
L11	N 05°24'19" E	46.15'
L12	N 06°05'13" W	32.35'



DRAWN BY: W.R.A.	REVISIONS	EAST TO WEST SURVEYING, INC. 1530 SSW LOOP 323, SUITE 127 TYLER, TEXAS 75701 PH: (903) 405-3464, FAX: (903) 405-3474 TBPLS FIRM REGISTRATION No. 10194274	East to West SURVEYING, Inc.	PLAT OF SURVEY SHELTON ASHLEY AND LUCRETIA ASHLEY C.R. 1095, KENNARD HOUSTON COUNTY, TEXAS
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19.822 ACRES
WILLIAM N. CONNER SURVEY, ABSTRACT 239
JANE A. THOMPSON SURVEY, ABSTRACT 1029
HOUSTON COUNTY, TEXAS
SHELTON ASHLEY AND LUCRETIA ASHLEY
JOB No. 201150

December 10, 2020

BEING 19.822 ACRES OF LAND situated in the William M. Conner Survey, Abstract 239 and the Jane A. Thompson Survey, Abstract 1029, Houston County, Texas and being all of that certain called 10 acre tract described as "Tract Four" and all that certain called 9.6 acre tract described as "Tract Five" in a deed to John Bradley Steed as recorded in Instrument No. 1002117 of the Official Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at a 6" wood fence corner post for the northwest corner of said called 10 acre tract and the northeast corner of that certain called 27.90 acre tract described as "Tract #2" in a deed to Glen H. Vaughan as recorded in Volume 346, Page 537 of the Deed Records of Houston County, Texas, same being in the south line of that certain called 120 acre tract conveyed to Glen Hubert Vaughan as recorded in Volume 347, Page 181 of the Deed Records of Houston County, Texas, same also being in the north line of said William M. Conner Survey, A-239 and the south line of the W.T. Harrison Survey, A-563, Houston County, Texas;

THENCE North 82°00'00" East with the north line of said called 10 acre tract, the south line of said called 120 acre tract, and the south line of that certain called 7 acre tract conveyed to Glen Hubert Vaughan as recorded in Volume 346, Page 639 of the Deed Records of Houston County, Texas, same also being with the north line of said William M. Conner Survey, A-239, the south line of said W.T. Harrison Survey, A-563 and the south line of the Charles Stokes Survey, A-991, Houston County, Texas, and being generally with a barbed wire fence a **distance of 656.99 feet** to a ½" iron rod with cap (RPLS 5748) set for the northeast corner of said called 10 acre tract and the northwest corner of that certain called 15 acre tract conveyed to Timothy John Bednarski as recorded in Instrument No. 1305674 of the Official Records of Houston County, Texas, from which a concrete monument with disk (K260) found for the northeast corner of said called 15 acre tract and a northwest corner of that certain called 6248.6 acre tract described as "Tract K1a-V" in a deed to the United States of America as recorded in Volume 172, Page 1 of the Deed Records of Houston County, Texas bears N 82°00'00" E – 630.00';

THENCE South 34°11'18" East with the east line of said called 10 acre tract and the east line of said called 9.6 acre tract, same being the west line of said called 15 acre tract a **distance of 529.42 feet** to a point in Brown Creek for the southeast corner of said called 9.6 acre tract and the northeast corner of that certain called 11 acre tract conveyed to Jan Ellen Kennedy as recorded in Instrument No. 1305673 of the Official Records of Houston County, Texas, from which a 10" wood post found for reference bears S 53°36'29" W – 100.19';

THENCE South 53°36'29" West with the south line of said called 9.6 acre tract and the north line of said called 11 acre tract a **distance of 1136.11 feet** to an 8" wood post found for the northwest corner of said called 11 acre tract and the northeast corner of that certain called 1.7 acre tract conveyed to Jan Ellen Kennedy as recorded in Instrument No. 1305675 of the Official Records of Houston County, Texas, same being in the west line of said William M. Conner Survey, A-239 and the east line of said Jane A. Thompson Survey, A-1029;

THENCE South 30°51'40" West continuing with the south line of said called 9.6 acre tract and the north line of said called 1.7 acre tract a **distance of 317.67 feet** to a point in County Road No. 1095 for the southwest corner of said called 9.6 acre tract and the northwest corner of said called 1.7 acre tract, from which an 8" wood post found for reference bears N 30°51'40" E – 37.19';

THENCE with the west line of said called 9.6 acre tract, the west line of said called 10 acre tract, and generally with said County Road No. 1095 as follows:

North 37°43'52" West a distance of 47.89 feet to a point,
North 28°13'01" West a distance of 166.55 feet to a point,
North 44°07'27" West a distance of 57.32 feet to a point,
North 60°07'30" West a distance of 60.00 feet to a point, and

North 69°27'20" West a distance of 71.61 feet to a point at the intersection of said County Road No. 1095 and a 48" corrugated plastic culvert for a Branch, from which a 6" wood fence corner post found bears N 57°19'32" E – 46.53';

THENCE with the northwest line of said called 10 acre tract, the southeast line of said called 27.90 acre tract, and generally with said Branch as follows:

North 16°42'31" East a distance of 88.75 feet to a point,
North 36°43'36" East a distance of 104.36 feet to a point,
North 06°18'15" West a distance of 54.64 feet to a point,
North 25°03'27" East a distance of 37.49 feet to a point,
North 42°55'58" West a distance of 32.95 feet to a point,
North 05°24'19" East a distance of 46.15 feet to a point, and
North 06°05'13" West a distance of 32.35 feet to a point in said Branch, from which a 26" Pine fence corner found for reference bears N 63°42'46" E – 30.72';


THENCE North 63°42'46" East continuing with the northwest line of said called 10 acre tract, the southeast line of said called 27.90 acre tract, and generally with a barbed wire fence **a distance of 213.59 feet** to a 6" wood fence corner post found for corner;

THENCE North 24°57'13" East continuing with the northwest line of said called 10 acre tract, the southeast line of said called 27.90 acre tract, and generally with a barbed wire fence **a distance of 242.14 feet** to a 6" wood fence corner post found for corner;

THENCE North 04°28'09" East continuing with the northwest line of said called 10 acre tract, the southeast line of said called 27.90 acre tract, and generally with a barbed wire fence **a distance of 340.22 feet** back to the **PLACE OF BEGINNING** and containing **19.822 ACRES OF LAND**.

Note: Bearings are based on the north line of that certain called 10 acre tract described as "Tract Four" in a deed to John Bradley Steed as recorded in Instrument No. 1002117 of the Official Records of Houston County, Texas.

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision on December 9, 2020, and is being submitted along with a plat of the tract(s) described herein.



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