

East to West
SURVEYING, Inc.

1530 SSW LOOP 323, STE. 127 TYLER, TX 75701 PII: 903-405-3464 FAX: 903-405-3474 TDPLS FIRM REG. No. 10194274

4.513 ACRES
JOSE MIGUEL MUSQUIZ SURVEY, ABSTRACT 61
(EDWARD ALBRIGHT SURVEY, ABSTRACT 100)
HOUSTON COUNTY, TEXAS
IAN DANIEL BROWN AND SAMANTHA E. RAMIREZ
JOB No. 170221
REVISED: 9/22/17

September 20, 2017

BEING 4.513 ACRES OF LAND situated in the Edward Albright Survey, Abstract 100, Houston County, Texas, (said survey lying within the original Jose Miguel Musquiz Survey, Abstract 61), and being all of that certain called 5.0 acre tract conveyed to Glyn M. Cook, et al as recorded in Instrument No. 1103293 of the Official Public Records of Houston County, Texas. Said 4.513 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at a 6" wood fence corner post in the south line of Farm to Market Highway No. 1280 for the northwest corner of said called 5.0 acre tract and the northeast corner of that certain called 1.00 acre tract conveyed to James K. Kyle, Jr., et ux as recorded in Instrument No. 051909 of the Official Public Records of Houston County, Texas;

THENCE South 74°36'03" East with the north line of said called 5.0 acre tract, the south line of said Farm to Market Highway No. 1280, and generally with a fence a distance of 457.03 feet to a point in County Road No. 3170 for the northeast corner of said called 5.0 acre tract, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 74°36'03" W - 10.00';

THENCE South 14°41'12" West with the west line of said called 5.0 acre tract and with said County Road No. 3170 a distance of 445.37 feet to a point in same for the southeast corner of said called 5.0 acre tract and the most easterly northeast corner of the residue of that certain called 25.000 acre tract conveyed to Roger W. Morgan, et ux as recorded in Instrument No. 012379 of the Official Public Records of Houston County, Texas, from which a ½" iron rod found for reference at a fence corner bears N 70°34'42" W - 5.84';

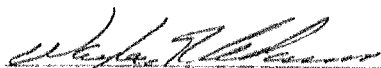
THENCE North 70°34'42" West with the south line of said called 5.0 acre tract, the most easterly north line of the residue of said called 25.000 acre tract, and generally with a fence a distance of 460.97 feet to a ½" iron rod found (bent) at a fence corner for the southwest corner of said called 5.0 acre tract and the most easterly northwest corner of the residue of said called 25.000 acre tract, same being an angle break in the east line of that certain called 5.00 acre tract conveyed to James K. Kyle, Jr., et ux as recorded in Instrument No. 1700717 of the Official Public Records of Houston County, Texas;

THENCE North 15°09'06" East with the west line of said called 5.0 acre Cook tract, the east line of said called 5.00 acre Kyle tract, and generally with a fence a distance of 193.37 feet to a ½" iron rod with cap (RPLS 1645) found for the northeast corner of said called 5.00 acre Kyle tract and the southeast corner of said called 1.00 acre tract;

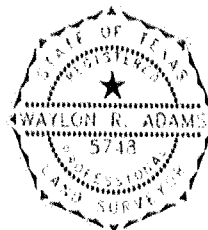
THENCE North 14°54'18" East continuing with the west line of said called 5.0 acre Cook tract, the east line of said called 1.00 acre tract, and generally with a fence a distance of 219.64 feet back to the PLACE OF BEGINNING and containing 4.513 ACRES OF LAND.

Note: Bearings are based on the east line of that certain called 1.00 acre tract conveyed to James K. Kyle, Jr., et ux as recorded in Instrument No. 051909 of the Official Public Records of Houston County, Texas.

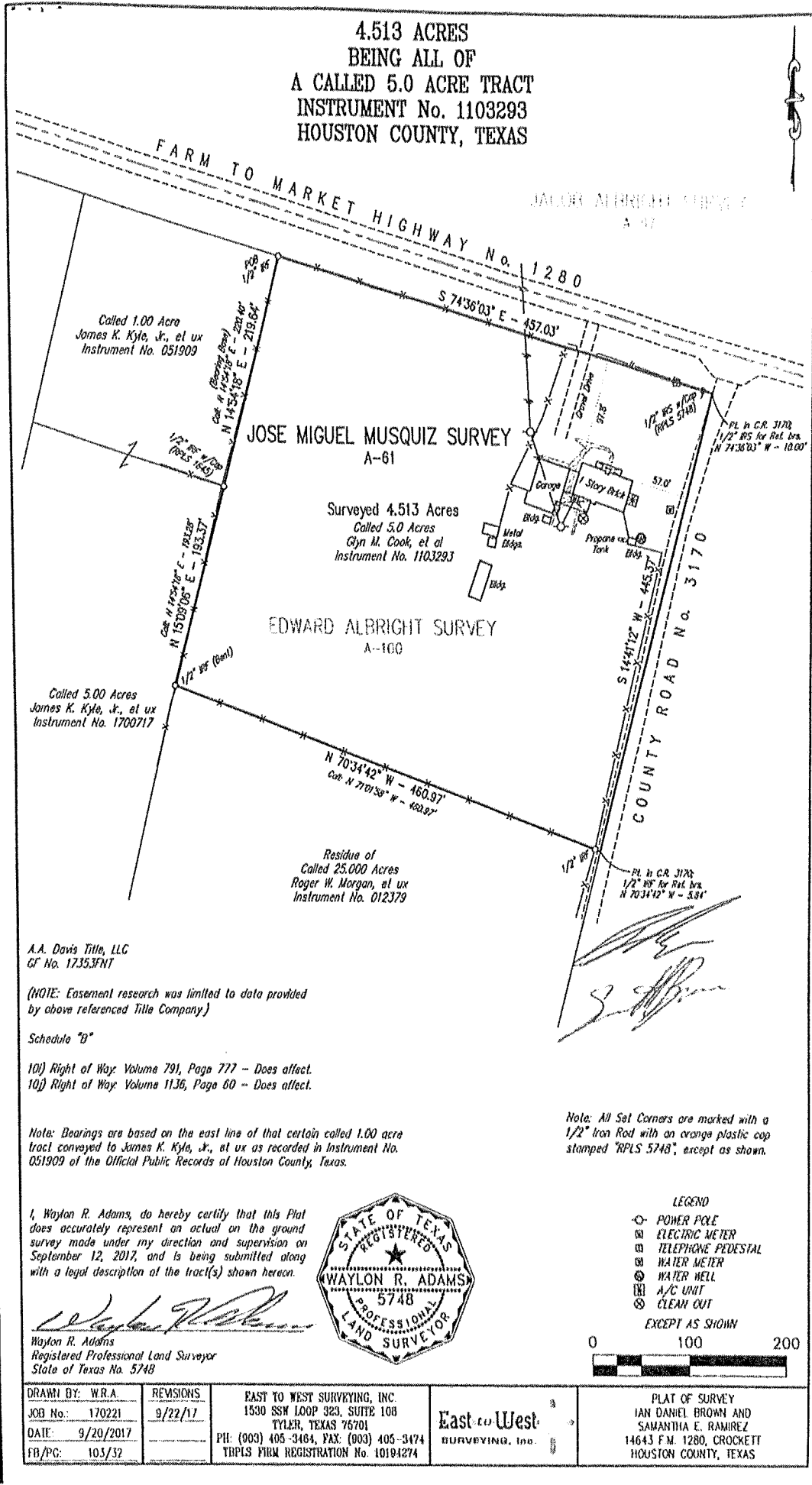
I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision on September 12, 2017, and is being submitted along with a plat of the tract(s) described herein.



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



4.513 ACRES
BEING ALL OF
A CALLED 5.0 ACRE TRACT
INSTRUMENT No. 1103293
HOUSTON COUNTY, TEXAS



Called 1.00 Acre
James K. Kyle, Jr., et ux
Instrument No. 051909

JOSE MIGUEL MUSQUIZ SURVEY
A-61

Surveyed 4.513 Acres
Called 5.0 Acres
Glyn M. Cook, et al
Instrument No. 1103293

EDWARD ALBRIGHT SURVEY
A-100

Called 5.00 Acres
James K. Kyle, Jr., et ux
Instrument No. 1700717

Residue of
Called 25.000 Acres
Roger W. Morgan, et ux
Instrument No. 012379

A.A. Davis Title, LLC
CF No. 17353FNT

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

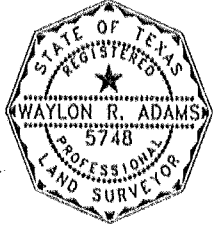
Schedule "D"

- 10i) Right of Way: Volume 791, Page 777 -- Does affect.
- 10j) Right of Way: Volume 1136, Page 60 -- Does affect.

Note: Bearings are based on the east line of that certain called 1.00 acre
tract conveyed to James K. Kyle, Jr., et ux as recorded in Instrument No.
051909 of the Official Public Records of Houston County, Texas.

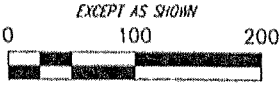
Note: All Set Corners are marked with a
1/2" Iron Rod with an orange plastic cap
stamped "RPLS 5748", except as shown.

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
September 12, 2017, and is being submitted along
with a legal description of the tract(s) shown herein.



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

- LEGEND
- POWER POLE
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - WATER METER
 - ⊙ WATER WELL
 - ⊠ A/C UNIT
 - ⊙ CLEAN OUT



DRAWN BY: W.R.A. JOB No.: 170221 DATE: 9/20/2017 FB/PC: 103/32	REVISIONS 9/22/17	EAST TO WEST SURVEYING, INC. 1530 SSW LOOP 323, SUITE 108 TYLER, TEXAS 75701 PH: (903) 405-3464, FAX: (903) 405-3474 TPLS FIRM REGISTRATION No. 10194274	East to West SURVEYING, INC.	PLAT OF SURVEY IAN DANIEL BROWN AND SAMANTHA E. RAMIREZ 14643 F.M. 1280, CROCKETT HOUSTON COUNTY, TEXAS
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