

PREPARED EXCLUSIVELY FOR: **James Matlock and Mandy Matlock**

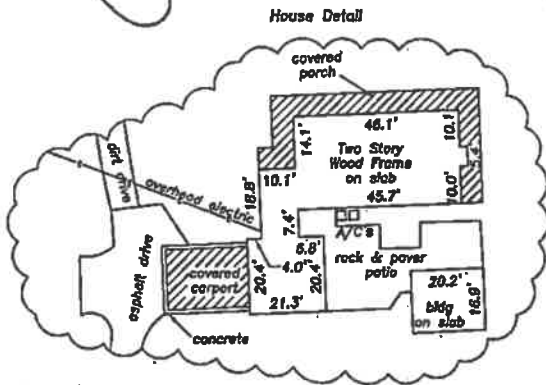
**SURVEY OF 8.625 ACRES
OUT OF THE**

2266 CR 1520

MRS. ADELINE S. LARKIN SURVEY
Tytler County, Texas

Found
1" Pipe

Found
1" Pipe



Surveyor's Notes:

- (1) This survey was completed to reflect the title commitment issued by WFG National Title Insurance Company on January 18, 2018, bearing GF Number 61493.
- (2) All bearings referenced hereon are based on the NAD83, Texas State Coordinate System - 4203 - Texas Central Zone; all areas and distances are based on surface measurements.
- (3) A field note description of even date accompanies this plot.
- (4) Schedule B Items 10a (GSU Easement of record in Vol. 422 Pg. 875 DRCT) and 10b (Easement of record in Vol. 703 pg. 13 OPRCT), are blanket in nature and call to serve the Subject Property.

Now or Formerly
Cecil & Lynn Rhodes
called 10.00 acres
Vol. 820 Pg. 63
DRCT

Subject Tract
8.625 Acres

called 8.627 acres
Vol. 452 Pg. 959
DRCT

SCALE: 1" = 100'
(11 x 17 plot)

I, Joe A. Mattox, Texas Registered Professional Land Surveyor No. 5535, do hereby certify that I have made a survey on the ground of the property legally described hereon, that the survey is correct, and that there are no discrepancies or conflicts, shortages in boundaries, intrusions, protrusions, or overlapping of improvements, or visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated public roadway, unless otherwise shown hereon. Survey Dated: February 01, 2018.

The subject tract being located at: 2266 CR 1520, Warren Texas 77664

FIRM No. 10130400

Access
Surveyors

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Telephone (409) 838-8322 Facsimile 838-8122
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File: 2018070 Technician: SNB



(Seal)

Now or Formerly
Ann M Bibby
called 170.47 acres
Vol. 723 Pg. 564
DRCT

Subject Property located in Flood Zone: X
Community Panel No. 481034 0550 C
FIRM Dated: April 04, 2011

Joe A. Mattox
Registered Professional Land Surveyor No. 5535



February 7, 2018
FIELD NOTE DESCRIPTION
8.625 Acres of Land
Out of the
MRS. ADELINE S. LARKIN SURVEY
Abstract No. 988, Tyler County, Texas

BEING a 8.625 acre tract of land lying in the **MRS. ADELINE S. LARKIN SURVEY, A-988**, (aka **BBB & C RR SURVEY**, Section 16, A-988), in Tyler County, Texas, and being all of that called 8.627 of record in Volume 452 Page 959 Deed Records of Tyler County, Texas, said 8.625 acres being more particularly described as follows:

All bearings referenced hereon are based on the NAD83, Texas State Coordinate System - 4203 - Texas Central Zone; all areas and distances are based on surface measurements.

BEGINNING at a 1" pipe found for the Southeast corner of the herein described tract and the Southeast corner of the said 8.627 acre tract, and an interior ell corner of a called 170.47 acre tract of record in Volume 723 Page 564 DRTCT, having Texas Coordinate System values of N: 10,228,666.76 and E: 4,158,915.82;

THENCE South $86^{\circ}00'55''$ West along the South line of the herein described tract and a North line of the said 170.47 acre tract for a distance of 304.06 feet to a 1" Pipe found for the Southwest corner of the herein described tract and the Southeast corner of that called 10.00 acre tract of record in Volume 820 Page 83 DRTCT;

THENCE North $03^{\circ}42'28''$ West along the West line of the herein described tract and the East line of the said 10.00 acre tract for a distance of 1240.00 feet to a 1" Pipe found in the South R.O.W. line of County Road (CR) 1520, a public roadway, for the Northwest corner of the herein described tract and the Northeast corner of the said 10.00 acre tract;

THENCE North $87^{\circ}40'40''$ East along the said South R.O.W. line of CR 1520 for a distance of 304.14 feet to a 1" Pipe found for the Northeast corner of the herein described tract and the upper Northwest corner of the said 170.47 acre tract;

THENCE South $03^{\circ}42'29''$ East along the East line of the herein described tract and a West line of the said 170.47 acre tract for a distance of 1231.18 feet to the **POINT AND PLACE OF BEGINNING**, containing 8.625 acres of land, more or less.

This description is based on an actual survey of the land on February 01, 2018. A plat of even date accompanies this field note description (Access Surveyors job no. 2018075).