



1 INCH = 150 FEET

CENTER OF HOUSE BRANCH MEASUREMENTS

L-1	N 33° 11' 30" E	11.00'	L-17	S 70° 07' 07" E	30.46'
L-2	S 89° 07' 44" E	18.30'	L-18	S 34° 04' 51" E	38.79'
L-3	S 33° 29' 00" E	27.42'	L-19	N 44° 32' 51" E	34.44'
L-4	N 34° 17' 15" E	36.54'	L-20	S 41° 37' 04" E	27.90'
L-5	N 43° 42' 17" E	47.87'	L-21	N 72° 14' 51" E	75.71'
L-6	N 40° 40' 53" E	40.91'	L-22	N 117° 31' 04" E	63.33'
L-7	N 83° 06' 40" E	36.40'	L-23	S 57° 46' 20" E	28.87'
L-8	N 89° 46' 05" E	44.30'	L-24	S 34° 04' 51" E	38.79'
L-9	N 53° 06' 03" E	28.01'	L-25	N 00° 52' 02" E	40.00'
L-10	N 02° 15' 00" E	44.30'	L-26	N 84° 15' 24" W	39.00'
L-11	N 89° 46' 05" E	28.01'	L-27	N 84° 15' 24" W	39.00'
L-12	N 89° 46' 05" E	28.01'	L-28	N 84° 15' 24" W	39.00'
L-13	N 89° 46' 05" E	28.01'	L-29	N 84° 15' 24" W	39.00'
L-14	N 89° 46' 05" E	28.01'	L-30	N 84° 15' 24" W	39.00'
L-15	N 89° 46' 05" E	28.01'			
L-16	N 89° 46' 05" E	28.01'			

JOHN GRAMMER VOL 1150 PG 878 FOURTH TRACT
ALSO
CALLED 100 ACRES
SAME & EXCEPT TRACT VOL 110 PG 21 TCR

28.76 ACRES
PART OF 39.44 ACRES

10.68 ACRES

JOHN GRAMMER
VOL 1150 PG 878 FOURTH TRACT

N 11° 22' 00" E
41.11'

N 11° 22' 00" E
41.11'

N 11° 22' 00" E
41.11'

N 11° 22' 00" E
41.11'

N 11° 22' 00" E
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N 11° 22' 00" E
41.11'

N 11° 22' 00" E
41.11'

CHERRY PINE TRACT
CALLED 800.00 ACRES
VOL 401 PG 416 OPRIC

CHERRY PINE TRACT
CALLED 800.00 ACRES
VOL 401 PG 416 OPRIC

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VOL 401 PG 416 OPRIC

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VOL 401 PG 416 OPRIC

CHERRY PINE TRACT
CALLED 800.00 ACRES
VOL 401 PG 416 OPRIC

SURVEYED JANUARY - FEBRUARY 2018
DISPATCH SURVEY FEBRUARY 18, 2022

8949 HIGHWAY 190 EAST
WOODVILLE TEXAS 75797

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND FIELD NOTES FROM A SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND
PROFESSIONAL OPINION THIS PLAT IS CORRECT, SHOWS IMPROVEMENTS AND THERE ARE NO
VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES OR BOUNDARY CONFLICTS OR
VISIBLE ENCHANCEMENTS, PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS
SHOWN HEREIN AND THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

[Signature]
DONALD E. DODD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5217



10.68 ACRE TRACT A PART OF THE
DIVISION OF A 39.44 ACRE TRACT
ANDERSON BARCLAY SURVEY A-4
TYLER COUNTY TEXAS

THE 39.44 ACRE TRACT BEING THE REMAINDER
OF A CALLED 100 ACRE TRACT CONVEYED TO
LEWIS W HANKS BY DEED RECORDED IN VOL 110
PG 21 TYLER COUNTY DEED RECORDS.

THE 39.44 ACRE TRACT BEING THE TRACT CONVEYED
TO DANIEL WAYNE BLANKENSHIP BY DEED RECORDED
IN VOL 1239 PG 708 OFFICIAL PUBLIC RECORDS TYLER
COUNTY (OPRIC).

CURVE DATA

C-1
ARC 540.44'
RADIUS 5788.58'
CHORD N 83° 28' 31" E 944.30'

C-2
ARC 652.87'
RADIUS 5788.58'
CHORD N 71° 20' 52" E 852.53'

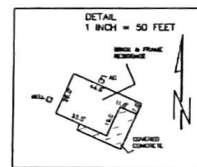
NOTE:

SR = SET 1/2" IRON ROD CAPPED "WPLS 3217".
SRR = SET 1/2" IRON ROD REFERENCE CAPPED "WPLS 3217".

PP = POWER POLE
---E--- = OVERHEAD ELECTRIC
---F--- = FENCE

THIS TRACT IS SUBJECT TO A 15' WATERLINE EASEMENT
CENTERED ON PIPE AS INSTALLED VOL 411 PG 478 TCR

BEARINGS ARE BASED ON THE MOST EASTERLY SOUTH LINE OF
THE CALLED 100 ACRE SAME & EXCEPT TRACT VOL 110 PG 21 TCR
CALLED EAST.



ODDEN SURVEYING, L.L.C.
685 CR 2050
WOODVILLE TEXAS 75797
(409) 283-2033
FORM 10000800

IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY
MANAGEMENT AGENCY, COMMUNITY PANEL NO. 481034 0350 C (DATED
04/04/71), THIS PROPERTY LIES IN FLOOD ZONE "X". FEMA DEFINES ZONE "X"
AS AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN.
LOCATION ON MAP DETERMINED BY SCALE. ACTUAL FLOOD ELEVATION NOT
DETERMINED. ODDEN SURVEYING DOES NOT WARRANT NOR SUGGEST TO THE
ACCURACY OR SCALE OF SAID MAP.

EXHIBIT A
PAGE 1 OF 2

OGDEN SURVEYING LLC
685 CR 2050, WOODVILLE TEXAS 75979, (409) 283-2033
Firm Registration No. 10000800

28.76 Acre Tract
Anderson Barclay Survey, A-4
Tyler County Texas

Field note description of a 28.76 acre tract of land situated in the Anderson Barclay Survey, Abstract 4, Tyler County Texas and being a part of a called 39.44 acre tract surveyed February 2018 and conveyed to Daniel Wayne Blankenship by deed recorded in Volume 1239 Page 708 Official Public Records Tyler County (OPRTC). The said 28.76 acre tract being more particularly described as follows:

*Bearings are based on the most easterly south line of the called 100 acre save and except tract described in Volume 110 Page 21 Tyler County Deed Records; called East.
All set ½" iron rods are capped "RPLS 5217".*

COMMENCING at a railroad iron found Feb 2018 for the most easterly southeast corner of the called 100 acre save and except tract described in Volume 110 Page 21 TCDR, an interior corner of John Grammer (Fourth Tract) described in Volume 1150 Page 978 Official Public Records Tyler County (OPRTC) and northeast corner of said 39.44 acre tract;

Thence West 399.46 feet (called 400 feet) with the most easterly south line of said save and except tract and most northerly north line of said 39.44 acre tract to a railroad iron found Feb 2018 for an interior corner of said save and except tract and most northerly northwest corner of said 39.44 acre tract;

Thence S 23 deg 19' 47" W 468.55 feet (called S 23 deg W 469.44 feet) with the southerly east line of said save and except tract and most northerly west line of said 39.44 acre tract to a 2" angle iron found for the most southerly southeast corner of said save and except tract, an interior corner of said 39.44 acre tract and being the PLACE OF BEGINNING of the herein described tract;

Thence with the south line of said save and except tract, north line of said 39.44 acre tract and an old fence as follows:

S 77 deg 49' 07" W 510.35 feet (called S 77 deg W 500 feet) set a ½" iron rod Feb 2018
S 81 deg 42' 14" W 323.25 feet (called S 82 deg W 333.3 feet) set a ½" iron rod Feb 2018
S 84 deg 15' 24" W 441.31 feet (called West 333.3 feet) set a ½" iron rod Feb 2018
S 75 deg 09' 23" W 360.20 feet (called S 74 deg W 333.3 feet) set a ½" iron rod Feb 2018;

Thence S 83 deg 53' 30" W 280.44 feet (called S 84 deg W 277.8 feet) with the south line of said save and except tract and north line of said 39.44 acre tract to a ½" iron rod set Feb 2018 on the east line of the Crown Pine Timber called 950.93 acre tract described in Volume 491 Page 416 OPRTC for the most westerly northwest corner of said 39.44 acre tract;

Thence S 09 deg 14' 25" W with the east line of said 950.93 acre tract, and west line of said 39.44 acre tract, at 605.74 feet pass a ½" iron rod set Feb 2018 for reference and a total distance 630.74 feet to a point in House Branch for the northwest corner of the remainder of the A. Okum called 73 acre tract described in Volume 44 Page 454 TCDR and southwest corner of said 39.44 acre tract; a concrete monument found Feb 2018 for the southeast corner of said 950.93 acre tract Bears S 09 deg 14' 25" W 405.74 feet from which a concrete monument found Feb 2018 for an interior corner of said 950.93 acre tract Bears N 80 deg 49' W 1948.10 feet;

Thence with the north line of said Okum tract, south line of said 39.44 acre tract and the meanders of the center of House Branch as follows:

N 33 deg 11' 35" E 13.09 feet to a point
S 89 deg 07' 44" E 16.20 feet to a point
S 32 deg 51' 00" E 27.42 feet to a point
N 54 deg 12' 16" E 36.54 feet to a point

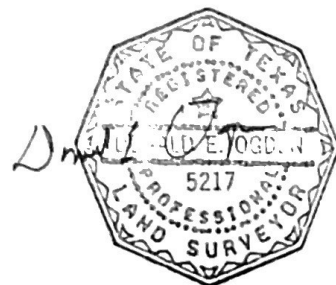


EXHIBIT A
PAGE 2 OF 2

Continued

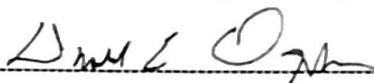
N 43 deg 42' 17" E 47.97 feet to a point
S 45 deg 40' 53" E 40.91 feet to a point
N 63 deg 06' 45" E 32.45 feet to a point
S 68 deg 45' 52" E 44.31 feet to a point
N 53 deg 08' 03" E 28.01 feet to a point
N 83 deg 54' 58" E 82.57 feet to a point
N 68 deg 48' 53" E 28.21 feet to a point
N 80 deg 45' 08" E 121.43 feet to a point
S 86 deg 40' 18" E 77.82 feet to a point
N 12 deg 11' 34" E 45.87 feet to a point
N 63 deg 04' 55" E 65.48 feet to a point
S 38 deg 15' 01" E 35.02 feet to a point
S 75 deg 07' 07" E 50.48 feet to a point
S 34 deg 46' 25" E 26.76 feet to a point
N 44 deg 52' 21" E 34.44 feet to a point
S 41 deg 22' 04" E 27.59 feet to a point
N 72 deg 14' 37" E 75.71 feet to a point
N 17 deg 21' 42" E 65.33 feet to a point
S 57 deg 48' 00" E 29.87 feet to a point
S 38 deg 12' 27" E 59.49 feet to a point
S 09 deg 22' 00" E 40.09 feet to a point
S 58 deg 31' 16" E 59.69 feet to a point
N 84 deg 40' 08" E 34.24 feet to a point
S 59 deg 47' 23" E 27.73 feet to a point
N 59 deg 07' 19" E 65.58 feet to a point
S 46 deg 46' 40" E 56.85 feet to a point on the north right of way of U S Highway 190, TXDOT concrete monument Bears
S 74 deg 26' 23" W 53.12 feet;

Thence N 74 deg 26' 23" E with the north right of way of said Highway 190 and south line of said 39.44 acre tract, at 10.00 feet pass a 1/2" iron rod set Feb 2018 for reference and a total distance of 159.33 feet to a TXDOT concrete monument for the beginning of a curve to the right, said curve having a radius of 5789.58 feet and a chord of N 63 deg 26' 21" E 944.39 feet;

Thence with the north right of way of said Highway 190, south line of said 39.44 acre tract and said curve to the right an arc distance 945.44 feet to a 1/2" iron rod set for the southwest corner of a 10.68 acre tract surveyed this date;

Thence N 12 deg 42' 34" W 473.50 feet with the west line of said 10.68 tract to the Place of Beginning containing 28.76 acres of land more or less.

These field notes are based on a plat and on the ground survey made by Donald E. Ogden, Registered Professional Land Surveyor No. 5217, surveyed February 18, 2022.


Donald E. Ogden RPLS 5217

