

D. C. Cannon Survey  
A-130

**Legend**

- IRS / ▲ Set 1/2" Iron Rod
- IRF Found Iron Rod
- R.O.W. monument
- x- Wire Fence

I, Kirk Raymond, certify that this survey represents the results of an on the ground survey made by me or under my supervision during January 2013.

*Kirk Raymond*  
Kirk Raymond, R.P.L.S. 4957



Scale: 1" = 50'



**RAYMOND SURVEY & MAPPING**

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Drawn By:

kr

Chk'd By:

Survey plat of Tract 5, revised as a 0.48 acre tract, City of Teague, D. C. Cannon Survey, A-130, Freestone County, Texas.

Date:

1-31-13

Job No.

651753-127990

Client

Suzie Massey

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See attached fieldnotes

Title information was not provided at the time of survey

**Fieldnotes to 0.48 Acre – Tract 5**  
D. C. Cannon Survey, A-130  
Freestone County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land being 0.48 acre, more or less, situated in the City of Teague, D. C. Cannon Survey, A-130, Freestone County, Texas, and being a part of a called 22.1 acre tract as described in a deed dated October 22, 1963, from Mary H. Dobbs, et al to J. R. Dobbs, Jr., et ux and recorded in Volume 338, Page 90, Deed Records, Freestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a capped ½" iron rod (capped R.P.L.S. 4957) found for this northeast corner and the northwestern corner of a 0.89 acre tract described in a Mechanic's Lien Contract between Teri Knight and John Moore, dated February 3, 2010, and of record in Volume 1506, Page 675. Said point is in the curving southerly limit of a fifty foot wide non exclusive ingress and egress easement described in said contract;

THENCE SOUTH 38°32'04" WEST 164.70 feet, along the western line of said 0.89 acre tract (this line was used as the basis of bearings), to a point within an existing creek. From said point a capped ½" iron rod previously set for reference bears N38°32'04"E 25.0 feet;

THENCE in a westerly direction along the center of said creek, as follows:

NORTH 32°44'05" WEST 156.21 feet to a point for bend, and

NORTH 55°01'05" WEST 19.96 feet to a point for this southwestern corner. Same being the southeastern corner of an access tract created this same date and from which a capped ½" iron rod set for reference bears N51°46'21"E 25.0 feet and the southern corner of a called 1.59 acre tract conveyed to Clint Evans, et ux by deed of record in Volume 1468, Page 876, bears N55°01'05"W 39.28 feet;


THENCE NORTH 51°46'21" EAST 112.78 feet, across the referenced tract and parallel to the southeastern line of said 1.59 acre tract, to a capped ½" iron rod found in the southerly limit of the aforesaid ingress/egress easement for the beginning a curve to the right. The radius point of said curve bears S02°59'25"W 43.46 feet;

THENCE in a southeastern direction along the southern limit of said ingress/egress easement, as follows:

Along the arc of said curve (CA=42°54'09", R=43.46 feet, LC=S65°33'30"E 31.78 feet) at 32.54 feet a capped ½" iron rod previously set for the end of said curve,

SOUTH 44°06'25" EAST 8.19 feet to a capped ½" iron rod previously set for the beginning of a curve to the left. The radius point of said curve bears N45°53'35"E 425.00 feet, and

Along the arc of said curve (CA=13°55'50", R=425.00 feet, LC=S51°04'20"E 103.07 feet) at 103.33 feet, the Point of Beginning and containing 0.48 acre, more or less, as shown on the accompanying survey plat of even date herewith.

  
Kirk Raymond, R.P.L.S. 4957  
Groesbeck, Texas  
January 31, 2013



*Fieldnotes to Non Exclusive Ingress & Egress Easement*  
D. C. Cannon Survey, A-130  
Freestone County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land being a Fifty Foot Wide Non Exclusive Ingress and Egress Easement situated in the City of Teague, D. C. Cannon Survey, A-130, Freestone County, Texas, and being upon, over, and across a part of a called 22.1 acre tract as described in a deed dated October 22, 1983, from Mary H. Dobbs, et al to J. R. Dobbs, Jr., et ux and recorded in Volume 338, Page 90, Deed Records, Freestone County, Texas, to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

Beginning at a ½" iron rod (capped R.P.L.S.) set for this northerly corner in the curving northerly limit of a cut-de-sac and at the common southern corner of a 1.59 acre tract, Tract 2, and a 0.49 acre tract, Tract 4, described this same date. Said point bears N86°58'11"W 113.58 feet, N39°35'48"W 262.62 feet, and S38°09'20"W 54.50 feet from a ½" iron rod found for the southwest corner of a called 0.615 acre tract described in a deed to Eric Walker, of record in Volume 1051, Page 328 (the western line of said 0.615 acre tract was used as the basis of bearings, using a bearing of S06°48'24"W). From said beginning point the center of the cut-de-sac bears S36°09'20"W 50.00 feet and a ½" iron rod found at the occupied northwest corner of the referenced tract bears N48°46'40"W 723.23 feet;

THENCE in an easterly direction across the referenced tract, as follows:

Along the arc of a curve to the right (CA=52°38'25", R=50.00 feet, LC=S27°31'28"E 44.33 feet) at 45.94 feet a capped ½" iron rod set for the beginning of a curve to the left. The radius point of said curve to the left bears N88°47'44"E 43.45 feet.

Along the arc of a curve to the left (CA=42°54'09", R=43.45 feet, LC=S22°39'21"E 31.78 feet) at 32.54 feet a capped ½" iron rod set for the end of said curve,

SOUTH 44°05'11" EAST 8.20 feet to a capped ½" iron rod set for the beginning of a curve to the left. The radius point of said curve bears N45°53'35"E 375.00 feet,

Along the arc of said curve (CA=38°20'27", R=375.00 feet, LC=S63°16'39"E 248.28 feet) at 250.94 feet a capped ½" iron rod set for the end of said curve, and

SOUTH 82°26'53" EAST 87.44 feet to a capped ½" iron rod set for this northeastern corner in the westerly margin of an existing roadway known as Dobbs Drive;

THENCE SOUTH 24°51'06" WEST 52.37 feet, along said westerly margin, to a capped ½" iron rod set for this southeastern corner. Same being the beginning of the southerly right of way of the herein described non exclusive ingress and egress easement;

THENCE generally in a westerly direction along said right of way and continuing across the referenced tract, as follows:

NORTH 82°26'53" WEST 71.87 feet to a capped ½" iron rod set for the beginning of a curve to the right. The radius point of said curve bears N07°33'07"E 425.00 feet,

Along the arc of said curve (CA=38°20'27", R= 425.00 feet, LC=N63°16'39"W 279.12 feet) at 284.40 feet a capped ½" iron rod set for the of said curve,

NORTH 44°07'40" WEST 8.20 feet to a capped ½" iron rod set for the beginning of a curve to the left. The radius point of said curve bears S45°53'35"W 43.45 feet,

Along the arc of said curve (CA=42°54'09", R=43.45 feet, LC=N65°33'30"W 31.78 feet) at 32.54 feet a capped ½" iron rod set for the beginning of a cut-de-sac curve to the right. From said point a ½" iron rod found at the occupied southwest corner of the referenced tract bears S68°36'46"W 857.19 feet, and

Along the arc of said curve to the right (CA=213°09'55", R=50.00 feet, LC=N19°34'22"E 95.84 feet) at 186.02 feet the Point of Beginning. The herein described easement occupies 0.60 acres, more or less. /

EXHIBIT "A"