



1530 SSW LOOP 323, STE. 108 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPLS FIRM REG. No. 10194274

18.164 ACRES
HENRY MASTERS SURVEY, ABSTRACT 53
HOUSTON COUNTY, TEXAS
JEFFREY ROSS WHETZEL
JOB No. 170053

February 16, 2017

BEING 18.164 ACRES OF LAND situated in the Henry Masters Survey, Abstract 53, Houston County, Texas and being all of that certain called 10.00 acre tract described as the "First Tract", all of that certain called 0.82 acre tract described as the "Second Tract" and all of that certain called 7.219 acre tract described as the "Third Tract" in a deed to Natha Lee Lovell as recorded in Instrument No. 051280 of the Deed Records of Houston County, Texas. Said 18.164 acres being more particularly described by metes and bounds as follows:

BEGINNING at an 8" steel fence corner post found in the south line of State Highway No. 7 for the northeast corner of said called 10.00 acre tract and the northwest corner of that certain called 1 acre tract conveyed to Sherry Lashley as recorded in Instrument No. 1601666 of the Deed Records of Houston County, Texas;

THENCE South 10°03'03" West with the east line of said called 10.00 acre tract and the east line of said called 0.82 acre tract, same being the west line of said called 1 acre tract and the west line of that certain called 6.596 acre tract conveyed to Roberta C. Maples as recorded in Instrument No. 0702256 of the Deed Records of Houston County, Texas, and generally with a fence, at a distance of 1573.89' passing an 8" steel fence corner post for the southeast corner of said called 0.82 acre tract and the northeast corner of said called 7.219 acre tract, same being the southwest corner of said called 6.596 acre tract and a northwest corner of a 196.13 acre tract owned by Roberta Christy Maples (as per Houston County Appraisal District), and continuing with the east line of said called 7.219 acre tract, the west line of said 196.13 acre tract, and generally with a fence, for a **total distance of 3145.79 feet** to a point in County Road No. 4500 for the southeast corner of said called 7.219 acre tract and the southwest corner of said 196.13 acre tract, from which a ½" iron rod found (bent) for reference at a 4" wood fence corner post bears N 10°03'03" E - 28.00';

THENCE North 45°48'10" West with the south line of said called 7.219 acre tract and said County Road No. 4500 a **distance of 265.57 feet** to a point in said County Road No. 4500 for the southwest corner of said called 7.219 acre tract and the southeast corner of that certain 2.35 acre tract owned by Leah Jo Adams (as per Houston County Appraisal District), from which a ½" iron rod found for reference at a x-tie fence corner post bears N 10°47'21" E - 25.60';

THENCE North 10°47'21" East with the west line of said called 7.219 acre tract, the east line of said 2.35 acre tract, and generally with a fence, a **distance of 392.00 feet** to a ½" galvanized iron pipe found for the northeast corner of said 2.35 acre tract and the southeast corner of that certain 47.23 acre tract owned by John Lee and Carl W. Standley (as per Houston County Appraisal District);

THENCE North 10°18'32" East continuing with the west line of said called 7.219 acre tract, the east line of said 47.23 acre tract, and generally with a fence, a **distance of 1015.55 feet** to a ¾" iron pipe found at an 8" wood fence corner post for the northwest corner of said called 7.219 acre tract and the southwest corner of said called 0.82 acre tract, same being the northeast corner of said 47.23 acre tract and the southeast corner of that certain called 10.00 acre tract described as the "Fourth Tract" in said deed to Natha Lee Lovell as recorded in Instrument No. 051280 of the Deed Records of Houston County, Texas, from which a ½" iron pipe found bears N 24°46'11" E - 0.08';

THENCE North 10°07'41" East with the west line of said called 0.82 acre tract and the lower west line of said called 10.00 acre tract (First Tract), same being the lower east line of said called 10.00 acre tract (Fourth Tract), a **distance of 984.84 feet** to a ¾" iron pipe found for corner;

THENCE North 37°00'00" West with the upper west line of said called 10.00 acre tract (First Tract), the upper east line of said called 10.00 acre tract (Fourth Tract), and partially with a fence, a **distance of 699.58 feet** to a ½" iron rod found (leaning) in the south line of said State Highway No. 7 for the northwest corner of said called 10.00 acre tract (First Tract) and the northeast corner of said called 10.00 acre tract (Fourth Tract), from which a 4" wood fence corner post bears S 80°32'02" E - 11.94';



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THENCE South 89°59'45" East with the north line of said called 10.00 acre tract (First Tract), the south line of said State Highway No. 7, and partially with a fence, a **distance of 732.13 feet** back to the **PLACE OF BEGINNING** and containing **18.164 ACRES OF LAND**.

Note: Bearings are based on the upper west line of that certain called 10.00 acre tract described as the "First Tract" in a deed to Natha Lee Lovell as recorded in Instrument No. 051280 of the Deed 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 February 13, 2017, and is being submitted along with a plat of the tract(s) described herein.

A handwritten signature in black ink, appearing to read "Waylon R. Adams", is written over a horizontal line.

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

