

CALLED 17.50 ACRES  
PHILLIP H. GERSBACH

POINT OF BEGINNING  
1/2" IRON ROD

WESTVILLE ROAD  
RIGHT-OF-WAY

N21° 22' 38"E ~ 220.17'

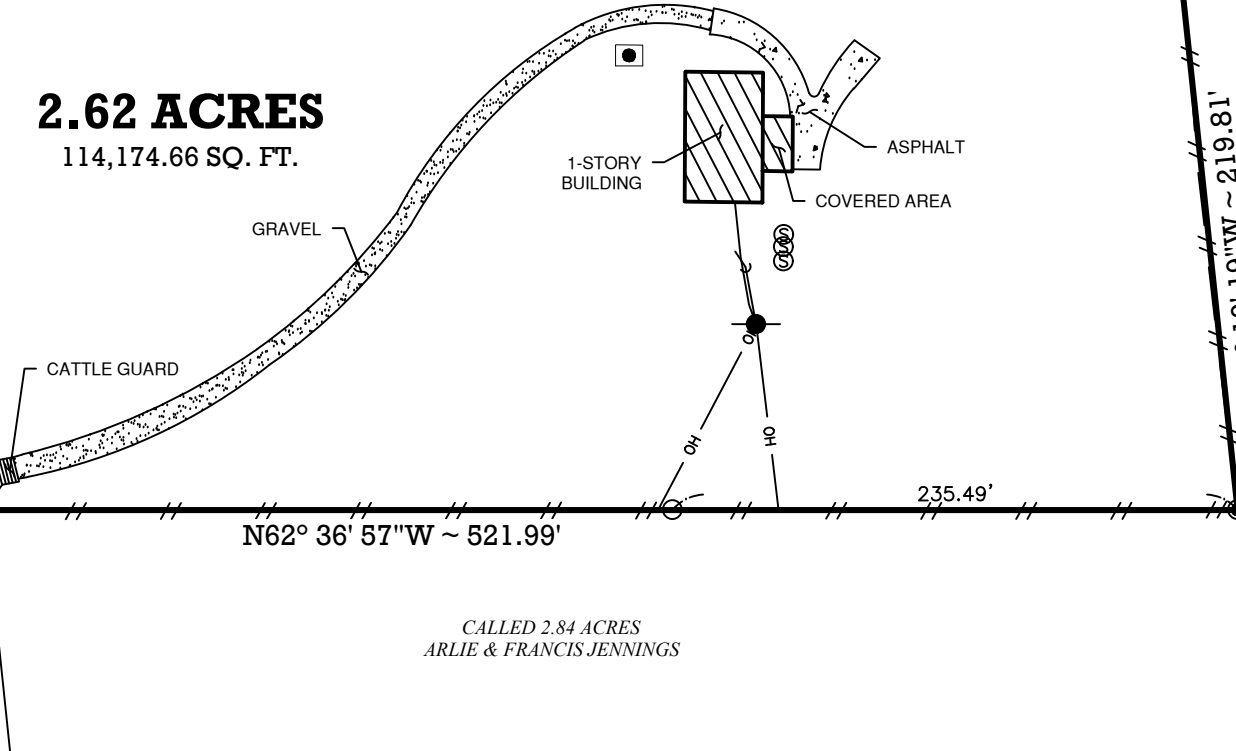
**2.62 ACRES**  
114,174.66 SQ. FT.

S62° 34' 24"E ~ 521.82'

N62° 36' 57"W ~ 521.99'

CALLLED 2.84 ACRES  
ARLIE & FRANCIS JENNINGS

S21° 19' 19"W ~ 219.81'



**SURVEYOR'S NOTES:**

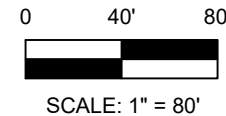
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885).
2. THE ADDRESS OF THE PROPERTY SURVEYED IS: 2468 WESTVILLE ROAD, GROVETON, TX 75845
3. THE PROPERTY SURVEYED LIES IN AN UNMAPPED AREA ACCORDING TO FEMA.
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT.

LEGEND	
	FOUND 1/2-INCH IRON ROD
	FOUND 5/8-INCH IRON ROD
E.E.	ELECTRICAL EASEMENT
	PROPANE TANK
	POWER POLE
	GUY ANCHOR
	OVERHEAD POWER
	FENCE
	DILAPIDATED FENCE
O.R.T.C.T.	OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467

02-21-2022  
DATE

I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Survey as specified by Condition III.



**SOUTH POINT SURVEYING, PLLC**  
LAND SURVEYING SERVICES  
3221 S. MAIN STREET, PEARLAND, TX 77581  
PHONE: 281-489-5656  
WWW.SP-SURVEYING.COM  
TBPLS# 10194401

**STANDARD LAND SURVEY**

OF A 2.62 ACRE TRACT OF LAND  
BEING OUT OF A CALLED 5.00 ACRE TRACT  
AS RECORDED IN  
VOL. 879, PG. 139, O.R.T.C.T.  
SITUATED IN THE  
J. JOHNSON SURVEY, A-23  
TRINITY COUNTY, TEXAS