

THE REPLAT OF LOT 5, BLOCK 16,
HIGHLAND ADDITION
ENV. 155-B, A.C.M.R.

5R

6R

40B

R.O.W. Line

Fnd. 1/2" I.R.

Fnd. 1/2" I.R.

S 88°57'20"E 267.47'
(S 88°57'20"E - 268.40')

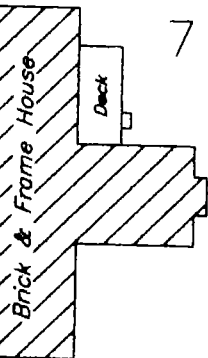
Samuel Wayne Chaney, et ux
To
Tracy Calhoun and Heather Calhoun
June 12, 2015 Called 1.261 Acres 2469/100

Surveyed 1.259 Acres

310 Lakeshore Dr.
Palestine, TX 75801

(N 01°45'19"E - 142.72')
N 02°08'52"E 142.62'

Conc. Drive



Brick & Frame House

Deck

7

Conc. Slab

40A

8B

Fnd. 1/2" I.R.

$\Delta = 83^{\circ}26'05''$
 $R = 56.14'$ (56.29')
 $L = 81.76'$ (81.76')
CH = N 39°45'07"W
74.72'

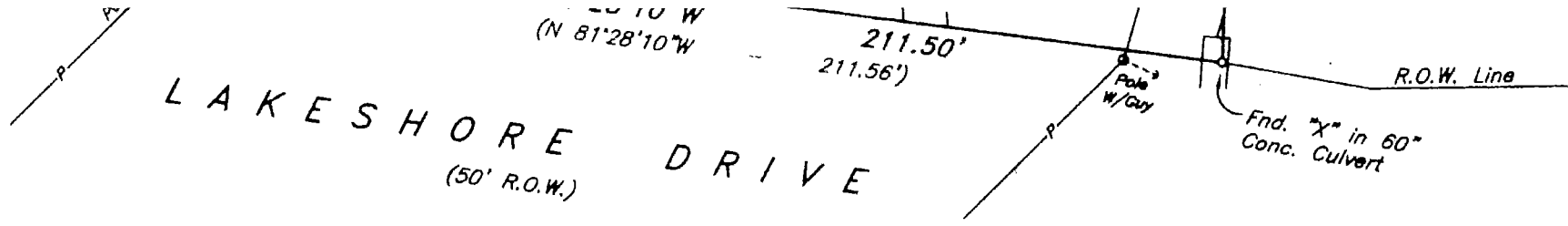
Fnd. 1/2" I.R.

(S 03°56'17"W - 227.10')
S 03°59'55"W 227.02'

Drainage Ditch
per Env. 124-B

Dirt Drive

Powerline



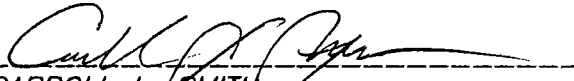
Bearings and distances in parentheses are called.

Bearings are based on the North R.O.W. line of Lakeshore Drive as described by the 1.261 acre tract in Vol. 2469, Pg. 100 of the Anderson County Official Public Records. Called N 81°28'10"W.

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision. To the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the FEMA City of Palestine Community Panel Number 480004 0415D, dated February 3, 2010, this property is located in Zone X (White). Restrictions recorded in Vol. 878, Pg. 885 and Vol. 897, Pg. 366 of the Anderson County Official Public Records (O.P.R.) apply to this property. Easement recorded in Vol. 568, Pg. 300 O.P.R. affects this property.

A Field Note Description contains additional details and is a part of this survey.

This survey was performed for a specific transaction and use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.


 CARROLL L. SMITH
 Registered Professional Land Surveyor
 State Of Texas Number 4181

SURVEY MAP

SHOWING LOTS 7 & 40A OF THE
 2ND REVISED MAP OF BLOCK 16
 HIGHLAND ADDITION
 PALESTINE, TEXAS

SCALE: 1" = 40' MARCH 1, 2016

FIRM No. 10046800
 IVES TECHNICAL SERVICE
 P.O. BOX 1561 (903) 729-7206
 PALESTINE, TEXAS 75802

GF No. 163160 2-10-2016

E1248_27 EPA-12/75 316-81

FIELD NOTE DESCRIPTION

1.259 ACRES

ALL that certain tract of land in the City of Palestine, Anderson County, Texas, being Lots 7 and 40A of the Revised Map of the Highland Addition as depicted on plat recorded in Envelope 124-B of the Anderson County Map Records and being that same tract called 1.261 acres in deed from Samuel Wayne Chaney, et ux to Tracy Calhoun and Heather Calhoun dated June 12, 2015, recorded in Volume 2469, Page 100 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:

BEGINNING at a chiseled X found on the East side of a 60" concrete culvert in the North right-of-way line of Lakeshore Drive, being the Southeast corner of Lot 40A and the Southwest corner of Lot 8-B.

THENCE; N 81° 28' 10" W, (bearing orientation line) with said North right-of-way line 211.50 feet to a 1/2" iron rod found marking the beginning of a curve.

THENCE; In a Northwesterly direction along said right-of-way line, being a curve to the right having a central angle of 83° 26' 05", a radius of 56.14 feet, a length of 81.76 feet and a chord bearing N 39° 45' 07" W, 74.72 feet to a 1/2" iron rod found marking the end of curve.

THENCE; N 02° 08' 52" E, with the East right-of-way line of Lakeshore Drive 142.62 feet to a 1/2" iron rod found marking the Southwest corner of Lot 5-R of the Replat of Lot 5, Block 16, Highland Addition as depicted on plat recorded in Envelope 155-B of the Map Records.

THENCE; S 88° 57' 20" E, with the South line of Lots 5-R and 6-R of said Replat of Lot 5 a distance of 267.47 feet to a 1/2" iron rod found on the West bank of a drainage ditch at the Northwest corner of Lot 8-B.

THENCE; S 03° 59' 55" W, with the West line of Lot 8-B a distance of 227.02 feet to the PLACE OF BEGINNING containing 1.259 acres.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on March 1, 2016. A map (C-1-3424) shows additional details and is a part of this survey.