

PLAT OF SURVEY
 SHOWING
27.611 ACRES
 BEING PART OF THE
RAMON DE LA GARZA SURVEY, ABSTRACT 33
 HOUSTON COUNTY, TEXAS



COUNTY ROAD NO. 2190

Residue of
 Called 50.13 Acres
 Harvey Huff, et ux
 Volume 510, Page 430

Called 29.50 Acres
 James R. Ferguson, et ux
 Instrument No. 013282

Point in @ C.R. 2190;
 1/2" IRF for Ref. brs.
 N 52°37'40" E - 17.42'

N 52°37'40" E - 2574.50'

Surveyed 27.611 Acres
 Tract #1B
 Called 27.667 Acres
 John Lewis Dickson
 Instrument No. 024726

RAMON DE LA GARZA SURVEY
 A-33

Tract One
 Called 29.50 Acres
 P.F. Partners
 Volume 1052, Page 904

Point in @ C.R. 2190;
 1/2" IRS for Ref. brs.
 N 52°41'35" E - 48.59'

S 52°41'35" W - 2539.23'

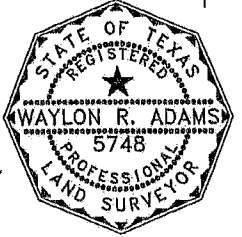
Tract No. One
 Called 21.867 Acres
 Albertine McDaniel
 Volume 540, Page 310

Tract Two
 Called 5 Acres
 P.F. Partners
 Volume 1052, Page 904

Residue of
 Tract Two
 Called 101.6 Acres
 Franklin D. Wagner
 Instrument No. 010101

Tract Four
 Called 81.25 Acres
 P.F. Partners
 Volume 1052, Page 904

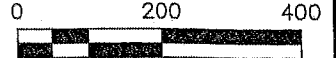
I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on July 27, 2022, and is being submitted along with a legal description of the tract(s) shown hereon.



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

Note: This survey was prepared without the benefit of a Title Commitment and is subject to any easements and/or right of ways of record not indicated or shown hereon.

LEGEND
 ○ POWER POLE
 ⊕ GUY ANCHOR
 EXCEPT AS SHOWN



DRAWN BY: W.R.A.	REVISIONS
JOB No.: 221369	
DATE: 1/17/2023	
FB/PG: 123/57	

EAST TO WEST SURVEYING, INC.
 216 WINCHESTER DRIVE, SUITE 100
 TYLER, TEXAS 75701
 PH: (903) 405-3484, FAX: (903) 405-3474
 TBPELS FIRM REGISTRATION No. 10194274



PLAT OF SURVEY
 LINDA DICKSON
 C.R. 2190, CROCKETT
 HOUSTON COUNTY, TEXAS

Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

27.611 ACRES
RAMON DE LA GARZA SURVEY, ABSTRACT 33
HOUSTON COUNTY, TEXAS
LINDA DICKSON
JOB No. 221369

January 17, 2023

BEING 27.611 ACRES OF LAND situated in the Ramon de la Garza Survey, Abstract 33, Houston County, Texas and being all of that certain called 27.667 acre tract described as "Tract #1B" in a deed to John Lewis Dickson as recorded in Instrument No. 024726 of the Official Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the north corner of said called 27.667 acre tract and the east corner of the residue of that certain called 50.13 acre tract conveyed to Harvey Huff, et ux as recorded in Volume 510, Page 430 of the Deed Records of Houston County, Texas, same being in the southwest line of that certain called 29.50 acre tract described as "Tract One" in a deed to P.F. Partners as recorded in Volume 1052, Page 904 of the Official Records of Houston County, Texas, from which a ½" iron rod found for the west corner of said called 29.50 acre tract and the south corner of that certain called 29.50 acre tract conveyed to James R. Ferguson, et ux as recorded in Instrument No. 013282 of the Official Records of Houston County, Texas bears N 34°51'08" W – 121.55';

THENCE South 33°59'54" East with the northeast line of said called 27.667 acre tract and the southwest line of said P.F. Partners called 29.50 acre tract **a distance of 472.65 feet** to a ½" iron rod with cap (RPLS 5748) set for the east corner of said called 27.667 acre tract and the north corner of that certain called 21.867 acre tract described as "Tract No. One" in a deed to Albertine McDaniel as recorded in Volume 540, Page 310 of the Deed Records of Houston County, Texas, from which a ½" iron rod with cap (RPLS 5980) found for the south corner of said P.F. Partners called 29.50 acre tract and the west corner of the residue of that certain called 101.6 acre tract described as "Tract Two" in a deed to Franklin D. Wagner as recorded in Instrument No. 010101 of the Official Records of Houston County, Texas bears S 33°59'54" E – 112.75';

THENCE South 52°41'35" West with the southeast line of said called 27.667 acre tract and the northwest line of said called 21.867 acre tract **a distance of 2539.23 feet** to a point in the centerline of County Road No. 2190 for the south corner of said called 27.667 acre tract and the west corner of said called 21.867 acre tract, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 52°41'35" E – 48.59';

THENCE North 38°16'59" West with the southwest line of said called 27.667 acre tract and the centerline of said County Road No. 2190 **a distance of 468.99 feet** to a point for corner in same for the west corner of said called 27.667 acre tract and the south corner of the residue of said called 50.13 acre tract, from which a ½" iron rod found for reference bears N 52°37'40" E – 17.42';

THENCE North 52°37'40" East with the northwest line of said called 27.667 acre tract and the southeast line of the residue of said called 50.13 acre tract **a distance of 2574.50 feet** back to the **PLACE OF BEGINNING** and containing **27.611 ACRES OF LAND**.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

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 July 27, 2022, and is being submitted along with a plat of the tract(s) described herein.



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

