

**SURVEY MAP**

SHOWING 45.119 ACRES IN THE  
**JAMES E. BOX SURVEY, A-145**  
 ANDERSON COUNTY, TEXAS

SCALE 1" = 100' SEPTEMBER 26, 2019

FRM No. 10044800  
**IVES TECHNICAL SERVICE**  
 P.O. BOX 1561 (903) 729-7206  
 PALESTINE, TEXAS 75802

NOTE: 4/100 = a plastic cap marked (1) SM76 4181

Bearings and distances in parentheses are copied

Bearings are based on the North line of the 45.119 acre tract in the 2608

Plat 458 of the Anderson County Official Public Records, Chapter 8, 82443878

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 other matters as shown hereon and according to the 1844 Anderson County Community Plat Number 483001 08750, dated February 1, 2010, a portion of the property including Chain Creek is located in Flood Zone A however the slope on this property is in Zone 1 (Belted)

Comment received on instrument No. 2012-1790 of the Anderson County Official Public Records (0-88) affects this survey's easements located in Plats 8807 Pl. 403 and Pl. 313 Pl. 444 D.I.R. do not affect 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 is for no other purpose or by any other party.

In case of the user's use and the undersigned surveyor is not responsible for any loss resulting from that use.

*Carol L. Ives*  
 CAROL L. IVES  
 Registered Professional Land Surveyor  
 State of Texas Number 4181

Plat No. 194828 9-16-2019

BLOCK 1116

D-1-533

FIELD NOTE DESCRIPTION

45.119 ACRES

ALL that certain tract of land in Anderson County, Texas, in the JAMES E. BOX SURVEY, Abstract 145 being that same tract called 45.119 acres in deed from TLC Ranch, LLC to Robert T. Raye, et ux dated May 22, 2018, recorded in Volume 2609, Page 438 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:  
w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 1/2" iron rod found in the North margin of County Road 2109 at the Southwest corner of a 7.851 acre tract in Volume 1864, Page 648 O.P.R.

THENCE; In a Westerly direction with the North margin of said county road as follows:

S 72° 53' 52" W, 330.20 feet to a 1/2" iron rod w/cap set.

S 79° 19' 10" W, 96.32 feet to a 1/2" iron rod w/cap set.

S 86° 39' 31" W, 86.23 feet to a 1/2" iron rod w/cap set.

N 87° 58' 37" W, 126.37 feet to a 1/2" iron rod w/cap set.

N 82° 52' 04" W, 210.91 feet to a 1/2" iron rod w/cap set.

N 80° 08' 29" W, 97.71 feet to a PK nail set in a concrete head wall.

N 69° 41' 14" W, 192.90 feet to a 1/2" iron rod w/cap set.

THENCE; In a Westerly direction with the North margin of an old abandoned road as follows:

N 55° 32' 17" W, 313.02 feet to a 1/2" iron rod w/cap set.

N 77° 09' 56" W, 223.43 feet to a 1/2" iron rod w/cap set in the North margin of said County Road 2109.

THENCE; N 64° 58' 33" W, with the North margin of the county road 232.10 feet to a 1/2" iron rod found marking the Southeast corner of a 7.46 acre tract in Volume 2510, Page 729 O.P.R.

THENCE; N 16° 07' 22" E, with the East line of the 7.46 acre tract 681.56 feet to a 1/2" iron rod w/cap found marking the Northeast corner of the 7.46 acre tract in the South line of a 100 acre tract in Volume 2243, Page 538 O.P.R.

THENCE; N 82° 44' 06" E, (bearing control line) with the South line of the 100 acre tract 1843.74 feet to a 1/2" iron rod found marking the Northwest corner of said 7.851 acre tract.

THENCE; Generally along a fence and the West line of said 7.851 acre tract as follows:

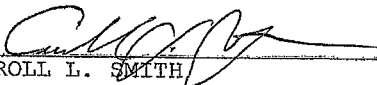
S 10° 24' 34" E, 99.02 feet to a power pole.  
S 8° 26' 49" W, 192.13 feet to a 6" wood post.  
S 20° 15' 03" W, 213.01 feet to a 7" wood post.  
S 10° 19' 46" W, 136.19 feet to a 3-1/2" X 5-1/2" wood post.  
S 50° 50' 49" E, 4.77 feet to a 3-1/2" X 5-1/2" wood post.

THENCE; In a Southwesterly direction with the West line of the 7.851 acre tract and generally along a corral fence and a curve to the right having a central angle of 93° 01' 34", a radius of 61.67 feet, a length of 100.12 feet and a chord bearing S 38° 15' 59" W, 89.48 feet to a 1/2" iron rod w/cap set.

THENCE; Generally along a fence with the West line of the 7.851 acre tract as follows:

N 85° 12' 24" W, 16.09 feet to a power pole.  
S 48° 55' 18" W, 16.34 feet to a cross-tie post.  
S 00° 10' 25" W, 207.68 feet to a cross-tie post.  
S 25° 56' 39" E, 192.57 feet to a cross-tie post.  
S 51° 31' 58" W, 149.31 feet to a 1/2" iron rod w/cap set.  
S 02° 01' 36" W, 29.58 feet to the PLACE OF BEGINNING containing 45.119 acres.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on September 26, 2019. A map (D-1-533) shows additional details and is a part of this survey.

  
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CARROLL L. SMITH  
Registered Professional Land Surveyor  
State of Texas No. 4181  
Firm No. 10046800