

PURCHASERS: JIM F. BISHOP AND HEATHER N. BISHOP

SCALE:
1" = 250'

ADDRESS: ANDERSON COUNTY ROAD # 174
GRAPELAND, TEXAS 75844

SURVEY DATE: NOVEMBER 3, 2021

JOB NO.: 17-025A



RUSTLAND SURVEYING
FIRM NUMBER: 10144000

LEGEND

- IRON ROD FOUND
- () RECORD INFORMATION
- X— UTILITY POLE
- X— WIRE FENCE
- CAPPED 3/8" ROD SET MARKED "RUST 6003"
- MAG NAIL SET IN ASPHALT ROAD
- D.R.A.C. DEED RECORDS OF ANDERSON COUNTY
- O.P.R.A.C. OFFICIAL PUBLIC RECORDS OF ANDERSON COUNTY
- 1" IRON PIPE FOUND
- OH OVERHEAD UTILITY LINES)
- ☆ WATER VALVE

LEGAL DESCRIPTION:

BEING 14.79 ACRES OF LAND OUT OF THE WILLIAM T. SADLER SURVEY, ABSTRACT NO. 759, AND THE PERRY M. LOWE SURVEY, ABSTRACT NO. 487, ANDERSON COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A CALLED 41.40 ACRE TRACT DESCRIBED AS "TRACT ONE", OFFICIAL PUBLIC RECORDS OF ANDERSON COUNTY, TEXAS, SAID 14.79 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A".

WILLIAM T. SADLER SURVEY
ABSTRACT NO. 759

80.02 ACRES
DORENE HANEY
REVOCABLE TRUST
(DOC# 2019-6358)
O.P.R.A.C., TX.

6 ACRES "SECOND TRACT"
KATHRYN LOUISE BAUR FRANKS
(VOL. 1796, PG. 216) O.P.R.A.C., TX.

PERRY M. LOWE SURVEY
ABSTRACT NO. 487

14.79
ACRES

SURVEY LINE

12.000 ACRES
AARON HOWARD QUILLIN
& LINDSEY QUILLIN
(DOC# 2020-2364)
O.P.R.A.C., TX.

J.E. PENNINGTON SURVEY
ABSTRACT NO. 1054

2 ACRES
GUICELAND CEMETERY
(VOL. 774, PG. 857)
D.R.A.C., TX.

47.53 ACRES
DOYLE W. SHAMBLIN
& RHONDA SHAMBLIN
(VOL. 968, PG. 254)
O.R.H.C., TX.

** SUBJECT TO A PIPELINE
EASEMENT GRANTED TO LONE STAR
GAS AS RECORDED IN VOL. 613, PG.
19, D.R.A.C., TX. **



POINT OF BEGINNING (EXHIBIT "A")

BEARING BASIS: NORTH CENTRAL ZONE
(NAD 83) TEXAS STATE PLANE
COORDINATE SYSTEM - UNCORRECTED
GRID VALUES

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48001C-0725D
PANEL: 0725D

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
ALDRICH ABSTRACT COMPANY GF# 219445
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY
DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS,
ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT
AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND
EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.

PAUL RUST
6003
LAND SURVEY

DATED: FEBRUARY 3, 2010

THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONLY AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL
FLOOD-PLAIN ADMINISTRATOR FOR THE
CURRENT STATUS OF THIS TRACT.

Exhibit "A"

14.79 Acre Tract

William T. Sadler Survey, Abs. No. 759

Perry M. Lowe Survey, Abs. No. 487

Anderson County, Texas

BEING 14.79 ACRES OF LAND OUT OF THE WILLIAM T. SADLER SURVEY, ABSTRACT NO. 759, AND THE PERRY M. LOWE SURVEY, ABSTRACT NO. 487, ANDERSON COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A CALLED 41.40 ACRE TRACT DESCRIBED AS "TRACT ONE" IN VOLUME 2030, PAGE 854, OFFICIAL PUBLIC RECORDS OF ANDERSON COUNTY, TEXAS. SAID 14.79 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " *iron rod found* for corner, said corner being in the margin of Anderson County Road # 174, corner being in the south line of Anderson County, and the north line of Houston County, corner being along a north line of a called 47.53 acre tract conveyed to Doyle M. Shamblin and Rhonda Shamblin, and described in Volume 968, Page 254, Official Records of Houston County, Texas, corner being the southeast corner of a 2 acre tract conveyed to Guiceland Cemetery, and described in Volume 774, Page 857, Deed Records of Anderson County, Texas, for the southwest corner of the said 41.40 acre tract, the southwest corner of our subject tract, and the **POINT OF BEGINNING**;

THENCE N00°58'18"W., with the east line of the said 2 acre Guiceland Cemetery tract, and the west line of the 41.40 acre tract, for our west line, a distance of 160.27 feet to a 1" *iron pipe found* for corner, said corner being the northeast corner of the 2 acre Guiceland Cemetery tract, corner being the southeast corner of a called 6 acre tract conveyed to Kathryn Louise Baur Franks, and described in Volume 1796, Page 216, Official Public Records of Anderson County, Texas;

THENCE N00°50'27"W., with the east line of the said 6 acre Franks tract, and the west line of the 41.40 acre tract, for our west line, a distance of 761.52 feet to a *capped 3/8" iron rod found* for corner marked "RUST 6003", said corner being a southwest corner of a called 80.02 acre tract conveyed to the Dorene Haney Revocable Trust, and described in Document Number 2019-6358, Official Public Records of Anderson County, Texas, for the northwest corner of our subject tract;

THENCE N89°59'37"E., with a south line of the said 80.02 acre Haney Revocable Trust tract, and our north line, a distance of 752.87 feet to a *capped 3/8" iron rod found* for corner marked "RUST 6003", said corner being a southeast corner of the 80.02 acre Haney Revocable Trust tract, corner being along the west line of a called 12.000 acre tract conveyed to Aaron Howard Quillin and Lindsey Quillin, and described in Document Number 2020-2364, Official Public Records of Anderson County, Texas, for the northeast corner of our subject tract;

THENCE S00°36'57"E., with the west line of the 12.000 acre Quillin tract, for our east line, at a distance of 776.92 feet passing a $\frac{1}{2}$ " *iron rod found* for reference, in all a total distance of 793.27 feet to a *mag nail set* for corner in asphalt road, said corner being along the Anderson/Houston County line, corner being

along a north line of the said 47.53 acre Shamblin tract, corner being the southwest corner of the 12.000 acre Quillin tract, for the southeast corner of our subject tract;

THENCE S80°15'17"W., with the county line of Anderson County and Houston County, and the approximate centerline of Anderson County Road #174, and a north line of the 47.53 acre Shamblin tract, and with the southerly line of the 41.40 acre tract, for our southerly line, a distance of 758.45 feet to the **POINT OF BEGINNING** and containing 14.79 acres of land.

Bearings based on grid north, NAD 83, Texas State Plane Coordinate System, North Central Zone.

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ANDERSON §

That I, Paul J. Rust, a Registered Professional Land Surveyor, do hereby declare that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL this 3rd day of November, 2021.



Paul J. Rust R.P.L.S. # 6003



Rust Land Surveying

4528 Lakeview Drive
Frisco, Texas 75036

Phone 512-796-2995 rustlandsurveying@gmail.com

Invoice

Date	Invoice #
12/7/2021	17-025A

Bill To
Aldrich Abstract Company 1121 E. Houston Avenue Crockett, Texas 75835

Physical Address
0 CR # 174 Grapeland, Texas GF# 219445

Terms

Type of Survey	Legal Description	Rate	Amount
Acreage Survey	14.79 Acres Out of the William T. Sadler Survey, Abs. No. 759, & Perry M. Lowe Survey, Abs. 487, Anderson County, Texas	1,250.00	1,250.00T
	Sales Tax	8.25%	103.13

Total			\$1,353.13
--------------	--	--	------------

Balance Due	\$1,353.13
--------------------	------------