



215 WINCHESTER DR, STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

7.855 ACRES

THOMAS TUTON SURVEY, ABSTRACT 1037

HOUSTON COUNTY, TEXAS

JESUS GUTIERREZ

JOB No. 231663

April 21, 2023

BEING 7.855 ACRES OF LAND situated in the Thomas Tuton Survey, Abstract 1037, Houston County, Texas and being all of that certain called 20.0 acre tract conveyed to Annie Ree Parker as recorded in Instrument No. 0900414 of the Official Records of Houston County, Texas, **SAVE AND EXCEPT** all of that certain called 5.0 acre tract conveyed to William Owens, Jr. as recorded in Volume 1039, Page 70 of the Official Records of Houston County, Texas, all of that certain called 2.00 acre tract conveyed to Shanna Glawson as recorded in Instrument No. 1600084 of the Official Records of Houston County, Texas, all of that certain called 2.00 acre tract conveyed to Linda F. Owens as recorded in Instrument No. 1304642 of the Official Records of Houston County, Texas, all of that certain called 2 acre tract conveyed to Jarvis Teen Isabel in Instrument No. 031379 of the Official Records of Houston County, Texas, and all of that certain called 3.00 acre tract conveyed to P.W. White as recorded in Volume 1000, Page 186 of the Official Records of Houston County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{5}{8}$ " iron rod found at a 6" wood fence corner post in the northwest line of said called 20.0 acre tract and the southeast line of that certain called 17.66 acre tract described as "Tract Two" in a deed to Albert H. Lewis as recorded in Volume 1105, Page 699 of the Official Records of Houston County, Texas, same being the north corner of said called 5.0 acre tract, same also being in the northwest line of said Thomas Tuton Survey, A-1037 and the southeast line of the Zacarias S. Thompson Survey, A-85, from which a $\frac{1}{2}$ " iron rod found for the most northerly west corner of said 5.0 acre tract and the north corner of said called 3.00 acre tract bears S 53°21'06" W – 239.84';

THENCE North 53°21'06" East with the northwest line of said called 20.0 acre tract, the southeast line of said called 17.66 acre tract, the southeast line of that certain called 52.87 acre tract described as "Tract One" in said deed to Albert H. Lewis as recorded in Volume 1105, Page 699 of the Official Records of Houston County, Texas, and generally with a barbed wire fence, same being the northwest line of said Thomas Tuton Survey, A-1037 and the southeast line of said Zacarias S. Thompson Survey, A-85 a **distance of 366.53 feet** to a $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set for the north corner of said called 20.0 acre tract and the west corner of that certain called 20 acre tract conveyed to Charm Epps as recorded in Volume 206, Page 611 of the Deed Records of Houston County, Texas;

THENCE South 37°24'22" East with the northeast line of said called 20.0 acre tract, the southwest line of said called 20 acre tract, and generally with the remains of a barbed wire fence a **distance of 137.09 feet** to a $\frac{1}{2}$ " iron rod found for the north corner of said Shanna Glawson called 2.00 acre tract;

THENCE South 52°32'56" West across said called 20.0 acre tract and with the northwest line of said Shanna Glawson called 2.00 acre tract a **distance of 295.20 feet** to a $\frac{1}{2}$ " iron rod found for the west corner of said Shanna Glawson called 2.00 acre tract;

THENCE South 37°28'27" East continuing across said called 20.0 acre tract and with the southwest line of said Shanna Glawson called 2.00 acre tract a **distance of 295.26 feet** to a $\frac{1}{2}$ " iron rod found for the south corner of said Shanna Glawson called 2.00 acre tract;

THENCE North 52°32'14" East continuing across said called 20.0 acre tract and with the southeast line of said Shanna Glawson called 2.00 acre tract a **distance of 294.85 feet** to a 1" iron pipe found in the northeast line of said called 20.0 acre tract and the southwest line of said called 20 acre tract for the east corner of said Shanna Glawson called 2.00 acre tract;

THENCE South 35°58'45" East with the northeast line of said called 20.0 acre tract, the southwest line of said called 20 acre tract, and generally with a barbed wire fence a **distance of 390.41 feet** to a $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set on the southeast side of Private Road No. 7180 for the east corner of said called 20.0 acre tract and the south corner of the said called 20 acre tract, same being in the northwest line of that certain tract conveyed to Demps Moten, Jr. as recorded in Volume 128, Page 298 of the Deed Records of Houston County, Texas, same also being in the southeast line of said Thomas Tuton Survey, A-1037 and the northwest line of the Thomas R. Townsend Survey, A-87

THENCE South 52°32'45" West with the southeast line of said called 20.0 acre tract, the northwest line of said Demps Moten, Jr. tract, and generally with a barbed wire fence on the southeast side of said Private Road No. 7180, same being the southeast line of said Thomas Tuton Survey, A-1037 and the northwest line of said Thomas R. Townsend Survey, A-87 a **distance of 1133.81 feet** to a point on the northeast side of County Road No. 3045 for the south corner of said called 20.0 acre tract and the west corner of said Demps Moten, Jr. tract, same being in the northeast line of that certain called 104 acre tract conveyed to James Robert "Butch" Arnold as recorded in Instrument No. 045023 of the Official Records of Houston County, Texas, same being the south corner of said Thomas Tuton Survey, A-1037 and the west corner of said Thomas R. Townsend Survey, A-87, same also being in the northeast line of the Elisha Clapp Survey, A-22, from which a $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set for reference bears N 52°32'45" E – 15.00';



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THENCE North 37°25'18" West with the southwest line of said called 20.0 acre tract and the northeast line of said called 104 acre tract, and generally along the northeast side of said County Road No. 3045, same being with the southwest line of said Thomas Tuton Survey, A-1037 and the northeast line of said Elisha Clapp Survey, A-87 a **distance of 30.97 feet** to a point on the northwest side of said Private Road No. 7180 for the south corner of said Linda F. Owens called 2.00 acre tract, from which a ½" iron rod found (leaning) for reference bears N 52°32'45" E – 10.00';

THENCE North 52°32'45" East across said called 20.0 acre tract, same being with the southeast line of said Linda F. Owens called 2.00 acre tract and generally along the northwest side of said Private Road No. 7180 a **distance of 378.59 feet** to a ½" iron rod with cap (RPLS 5748) set for the east corner of said Linda F. Owens called 2.00 acre tract;

THENCE South 85°34'57" West continuing across said called 20.0 acre tract and with the most easterly north line of said Linda F. Owens called 2.00 acre tract a **distance of 190.85 feet** to a ½" iron rod with cap (CRH 1645) found (leaning) for an interior ell corner of said Linda F. Owens called 2.00 acre tract;

THENCE North 30°33'25" West continuing across said called 20.0 acre tract and with most northerly northeast line of said Linda F. Owens called 2.00 acre tract a **distance of 218.57 feet** to a ½" iron rod found (bent) for north corner of said Linda F. Owens called 2.00 acre tract, same being in the most westerly southeast line of said called 5.0 acre tract, from which a 1" iron found (leaning) in the southwest line of said called 20.0 acre tract for the west corner of said Linda F. Owens called 2.00 acre tract and the most westerly south corner of said called 5.0 acre tract bears S 59°30'50" W – 246.46';

THENCE North 57°08'38" East continuing across said called 20.0 acre tract and with the most westerly southeast line of said called 5.0 acre tract a **distance of 80.62 feet** to 14" Elm tree for an angle break in same;

THENCE North 49°56'24" East continuing across said called 20.0 acre tract and with the most westerly southeast line of said called 5.0 acre tract a **distance of 142.55 feet** to a ½" iron rod with cap (CRH 1645) found for an interior ell corner of said called 5.0 acre tract;


THENCE South 36°41'22" East continuing across said called 20.0 acre tract and with the most southerly southwest line of said called 5.0 acre tract a **distance of 257.69 feet** to a ½" iron rod with cap (CRH 1645) found at 4" wood fence corner post for the south corner of said called 5.0 acre tract;

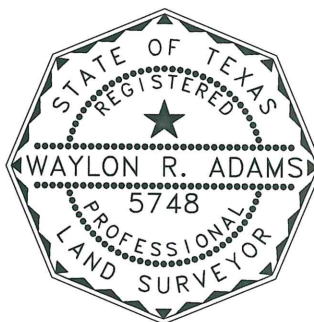
THENCE North 30°55'34" East continuing across said called 20.0 acre tract, same being with the most easterly southeast line of said called 5.0 acre tract, and generally with a barbed wire fence a **distance of 343.70 feet** to a ½" iron rod with cap (CRH 1645) found at a 6" wood fence corner post for the east corner of said called 5.0 acre tract;

THENCE North 38°01'05" West continuing across said called 20.0 acre tract, same being with the northeast line of said called 5.0 acre tract, and generally with a barbed wire fence a **distance of 606.76 feet** back to the **PLACE OF BEGINNING** and containing **7.855 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 March 3, 2023, 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



PLAT OF SURVEY

SHOWING

7.855 ACRES

BEING PART OF THE

THOMAS TUTON SURVEY, ABSTRACT 1037

HOUSTON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 53°21'06" E	366.53'
L2	S 37°24'22" E	137.09'
L3	S 52°32'56" W	295.20'
L4	S 37°28'27" E	295.26'
L5	N 52°32'14" E	294.85'
L6	S 35°58'45" E	390.41'
L7	S 52°32'45" W	1133.81'
L8	N 37°25'18" W	30.97'
L9	N 52°32'45" E	378.59'
L10	S 85°34'57" W	190.85'
L11	N 30°33'25" W	218.57'
L12	N 57°08'38" E	80.62'
L13	N 49°56'24" E	142.55'
L14	S 36°41'22" E	257.69'
L15	N 30°55'34" E	343.70'
L16	N 38°01'05" W	606.76'

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

ELISHA CLAPP SURVEY

A-22

Called 17.58 Acres
Paul W. Robbins
Volume 989, Page 85

COUNTY ROAD NO. 3045

THOMAS TUTON SURVEY

A-1037

Called 2 Acres
Jarvis Teen Isabel
Instrument No. 031379

Called 5.0 Acres
William Owens, Jr.
Volume 1039, Page 70

Called 2.00 Acres
Linda F. Owens
Instrument No. 1304642

Called 104 Acres
James Robert "Butch" Arnold
Instrument No. 045023

Point for Corner,
1/2" IRS for Ref. brs.
N 52°32'45" E - 10.00'

Point for Corner,
1/2" IRS for Ref. brs.
N 52°32'45" E - 15.00'

ZACARIAS S. THOMPSON SURVEY

Tract Two
Called 17.66 Acres
Albert H. Lewis
Volume 1105, Page 699

Tract One
Called 52.87 Acres
Albert H. Lewis
Volume 1105, Page 699

Surveyed 7.855 Acres

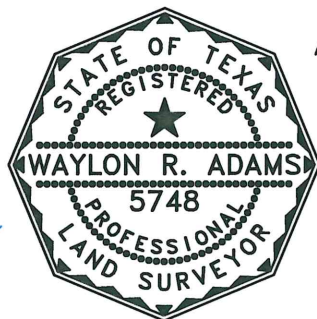
Residue of
Called 20.0 Acres
Annie Ree Parker
Instrument No. 0900414

Called 20 Acres
Charm Epps
Volume 206, Page 611

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.

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

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 March 3, 2023, and is being submitted along with a legal description of the tract(s) shown hereon.



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

DRAWN BY: J.R.H.
JOB No.: 231663
DATE: 4/21/2023
FB/PG: 127/73

REVISIONS

EAST TO WEST SURVEYING, INC.
215 WINCHESTER DRIVE, SUITE 100
TYLER, TEXAS 75701
PH: (903) 405-3464, FAX: (903) 405-3474
TBPELS FIRM REGISTRATION No. 10194274



PLAT OF SURVEY
JESUS GUTIERREZ
P.R. 7180, CROCKETT
HOUSTON COUNTY, TEXAS

THOMAS R. TOWNSEND SURVEY
A-87
Dempis Moten, Jr.
Volume 128, Page 298

LEGEND
-X- BARBED WIRE FENCE
EXCEPT AS SHOWN

