

LINE	DIRECTION	DISTANCE
L1	S 30°38'24" E	16.20'
L2	S 48°01'40" E	49.64'
L3	S 2°52'25" E	32.76'

BOISE OF RECORDS:  
 THE SOUTH BOUNDARY LINE OF 101' NO. 1 OF HART WALLACE SUBDIVISION, A SUBDIVISION IN ANGLINA COUNTY, TEXAS, A PART OF TRACT 59 OF RECORD 39 COVERED BY AN ORDER 35-4 OF THE MAP AND PLAT RECORDS OF ANGLINA COUNTY, TEXAS, PLAT 604 - 2 BE 47' 00" W 625-0 FEET - 1/2" FROM RED AND 3/4" FROM WHITE (5000 432-4 FEET APART).

**EVERETT GRIFFITH, JR. & ASSOCIATES, INC.**

**★ LEGEND ★**

- REINFORCED CONCRETE CURB
- CONCRETE/ASPHALT CURB
- 180° BENT FOR FUTURE FIRE CHASE
- 180° BENT FOR FUTURE FIRE CHASE

SCALE 1" = 40'

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
 408 NORTH THIRD STREET LUFKIN, TX 75901

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
 Engineering and Surveying

*Joseph A. Castillo* (Signature in blue ink)  
 Registered Professional Land Surveyor No. 6756  
 Texas Surveying Firm No. 10029-100  
 108 North Third Street  
 Lufkin, Texas 75901  
 (817) 634-5528  
 April 13, 2020

SEE ATTACHED FIELDNOTES

**EVERETT GRIFFITH, JR. & ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS  
 408 NORTH THIRD STREET  
 LUFKIN, TEXAS, 75901  
 TEXAS ENGINEERING FIRM NO. F-1149 830-834-5528 TEXAS SURVEYING FIRM NO. 10029-100

MORTGAGE LOAN SURVEY  
 KENNETH L. WHITE AND DEBRA A. WHITE  
 5.53 ACRE TRACT  
 A, VARILLA SURVEY, ABSTRACT NO. 48  
 AKA A. BARELA SURVEY, ABSTRACT NO. 48  
 ANGLINA COUNTY, TEXAS

Drawn By: *Joseph A. Castillo* Calculated By: *JOSEPH A. CASTILLO* Scale: 1" = 40'  
 Checked By: *JOSEPH A. CASTILLO* Date: 20200202  
 Surveyed By: SCOT Saw Date: 4/16/20 Date: 2020  
 Filebook No: 2079 Feedback No: 2079  
 Save Name: *WHE WHITE 11 14 5*

Drawing No. Sheet 1 of 1

**MORTGAGE LOAN SURVEY  
FOR  
KENNETH L. WHITE AND DEBRA A. WHITE**

**THE STATE OF TEXAS**

**"TO WHOM IT MAY CONCERN"**

**COUNTY OF ANGELINA**

I, Joseph A. Castillo, Registered Professional Land Surveyor, do hereby certify that the attached plat is a true and correct plat showing all that certain tract of land described as follows, to-wit:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the A. VARILLA SURVEY (also known as the A. BARELA SURVEY), ABSTRACT NO. 49, and being a part or portion of that certain 1.982 acre tract described as First Tract, and a part or portion of that certain 3.928 acre tract described as Second Tract, both described in a deed from Wayne Bagley to Southwestern Packing & Seals Company, Inc. dated July 1, 2000 and recorded in Volume 1289 on Page 273 of the Real Property Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pipe found for the Northwest corner of the aforesaid referred to 3.928 acre tract, on the East boundary line of Lot No. 1 of HIGH POINTE PLAZA, a subdivision in Angelina County, Texas, a plat of which is of record in Cabinet C on Slides 158 A&B;

THENCE S 89° 11' 43" E, along the North boundary lines of the said 3.928 acre tract and the aforesaid referred to 1.982 acre tract (lands to the North being those certain tracts of land referenced as First Tract in a deed from Lillian Childers, by and through her Attorney in Fact Jimmy Ray Childers to Johnny Wayne Childers, et al dated September 1, 2004 and recorded in Volume 2101 on Page 23 of the said Real Property Records, and being that certain one acre tract (First Tract) and that certain one acre tract (Second tract), both described in a deed from Raymond Minyard, et ux to Johnnie Childers, et ux dated April 5, 1948 and recorded in Volume 133 on Page 604 of the Deed Records of said County), at 172.83 feet pass on line a 1/2" iron rod found for the North common corner of the said 3.928 acre tract and the said 1.982 acre tract, at a total distance of 255.00 feet a 1/2" iron pipe set for the most Northerly Northeast corner of the said 1.982 acre tract, from which an end of fence bears N 85° 01' W 25.4 feet;

THENCE, along the boundary lines of the said 1.982 acre tract (lands to the East and North - unknown ownership - appears to be the residue of that certain 3.16 acre tract - out of a called 25 acre tract - described in a deed from Roxie Rogers to O. B. Read, et ux dated November 30, 1937 and recorded in Volume 87 on Page 617 of the said Deed Records), the following two courses:

- 1) S 30° 38' 24" E 10.00 feet to a 1/2" iron pipe set for corner;
- 2) S 89° 11' 28" E 151.21 feet to a 1/2" iron pipe set for corner, on the West boundary line of that certain 0.36381 of an acre tract described as Parcel No. 24, Part No. 1 in a deed from H. Wayne Bagley, et al to the State of Texas dated March 16, 1997 and recorded in Volume 1108 on Page 157 of the said Real Property Records, from which a 5/8" iron rod with a TxDOT disk found for the Northwest corner of the said 0.36381 acre tract bears N 42° 01' 43" W 13.55 feet;

THENCE, across the said 1.982 acre tract and along the West boundary line of the said 0.36381 acre tract, the following two courses:

- 1) S 42° 01' 40" E 49.64 feet to a 5/8" iron rod with a TxDOT disk found for corner;
- 2) S 44° 06' 15" E 168.09 feet to a 5/8" iron rod with a TxDOT disk found for the Southwest corner of the said 0.36381 acre tract and the Northwest corner of that certain 0.12124 acre tract described as Parcel No. 25 in a deed from Winston Rentals, Inc. to the State of Texas dated September 3, 1997 and recorded in Volume 1121 on Page 67 of the said Real Property Records, on the most Easterly South boundary line of the said 1.982 acre tract and the North boundary line of that certain tract of land (acreage unknown) described in a deed from Billy Dean Wright to Winston Rentals, Inc. dated May 29, 1987 and recorded in Volume 685 on Page 439 of the said Real Property Records, from which a power pole bears N 66° 41' E 1.5 feet;

THENCE S 62° 48' 26" W, along the most Easterly South boundary line of the said 1.982 acre tract and along the North boundary line of the said Winston Rentals, Inc. tract, at 118.30 feet a 5/8" iron rod found for an interior ell corner of the said 1.982 acre, from which a chain-link fence corner (down) bears N 40° 36' E 10.0 feet;

THENCE S 30° 43' 17" E, along the most Southerly East boundary line of the said 1.982 acre tract and across the said Winston Rentals, Inc. tract (along the East boundary line of that certain 0.137 acre tract that is save & excepted from the said Winston Rentals, Inc. tract in the said Volume 685, Page 439), at 100.13 feet a 5/8" iron rod found for the Southeast corner of the said 1.982 acre tract, on the most Easterly North boundary line of the said 3.928 acre tract and the South boundary line of the said Winston Rentals, Inc. tract;

THENCE N 64° 03' 24" E, along the most Easterly North boundary line of the said 3.928 acre tract and along the South boundary line of the said Winston Rentals, Inc. tract, at 141.01 feet a 5/8" iron rod with a TxDOT disk found for the Southwest corner of the said 0.12124 acre tract and the Northwest corner of that certain 0.02483 acre tract described as Parcel No. 24, Part No. 2 described in the said Volume 1108, Page 157, from which a 5/8" iron rod with a TxDOT disk found for reference bears N 27° 52' 25" W 11.37 feet;

THENCE S 27° 52' 25" E, across the said 3.928 acre tract and along the West boundary line of the said 0.02483 acre tract, at 32.78 feet a 5/8" iron rod with a TxDOT disk found for the Southwest corner of the said 0.0243 acre tract, on the South boundary line of the said 3.928 acre tract, from which a 1/2" iron pipe found for reference bears N 41° 22' 51" E 20.37 feet;

THENCE, along the South boundary lines of the said 3.928 acre tract (lands to the South being the residue of that certain 1.01 acre tract described in a deed from O. B. Read, et ux to Gulf Refining Company dated April 24, 1946 and recorded in Volume 117 on Page 516, and the residue of that certain 5.6 acre tract described in a deed from Roxie Rogers to Gulf Refining Company dated April 20, 1946 and recorded in Volume 117 on Page 431, both of the said Deed Records), the following two courses:

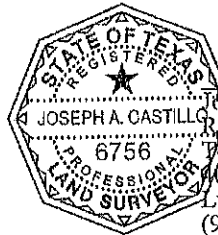
- 1) S 41° 22' 51" W 241.07 feet to a bent 1/2" iron pipe found for angle corner;
- 2) S 40° 32' 36" W 352.70 feet to a 1/2" iron rod found for the Southwest corner of the said 3.928 acre tract, on the East boundary line of the said Lot No. 1 of the said HIGH POINTE PLAZA, from which a 1/2" iron rod found for reference bears S 19° 54' 05" E 95.97 feet;

THENCE N 19° 42' 45" W, along the West boundary line of the said 3.928 acre tract and along the East boundary line of the said Lot No. 1 of the said HIGH POINTE PLAZA, at 773.56 feet the POINT AND PLACE OF BEGINNING and containing 5.53 acres of land, more or less.

Basis of Bearings: The South boundary line of Lot No. 1 of MARY WALLACE SUBDIVISION, a subdivision in Angelina County, Texas, a plat of which is of record in Cabinet D on Slide 35-B of the Map and Plat Records of Angelina County, Texas. (plat call - S 68° 47' 00" W 632.44 feet - 1/2" iron rod and 3/4" iron pipe found 632.44 feet apart).

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
Engineering and Surveying



*Joseph A. Castillo* (signature in blue ink)  
Joseph A. Castillo Registered Professional Land Surveyor No. 6756  
Texas Surveying Firm No. 10029100  
408 North Third Street  
Lufkin, Texas 75901  
(936) 634-5528  
April 13, 2020

SEE ATTACHED PLAT