



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

TRACT 1 – 4.446 ACRES
TRACT 2 - 10.000 ACRES
JAMES L. GOSSETT SURVEY, ABSTRACT 35
HOUSTON COUNTY, TEXAS
MICHAEL SETTLEMYRE
JOB No. 231653

February 24, 2023

TRACT 1

BEING 4.446 ACRES OF LAND situated in the James L. Gossett Survey, Abstract 35, Houston County, Texas and being part of that certain called 14.45 acre tract conveyed to Michael L. Settlemyre as recorded in Instrument No. 032090 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 at a 6” wood fence corner post for the north corner of said called 14.45 acre tract and the west corner of that certain called 14.44 acre tract conveyed to James M. King, et ux as recorded in Instrument No. 0801068 of the Official Records of Houston County, Texas, same being in the southeast line of that certain called 15.00 acre tract conveyed to Grant E. Wright, et ux as recorded in Instrument No. 20222478 of the Official Records of Houston County, Texas;

THENCE South 37°59’09” East with the northeast line of said called 14.45 acre tract, the southwest line of said called 14.44 acre tract, and generally with a field wire fence **a distance of 386.99 feet** to a ½” iron rod with cap (RPLS 5748) set for corner in same;

THENCE South 52°50’59” West across said called 14.45 acre tract **a distance of 534.49 feet** to a ½” iron rod with cap (RPLS 5748) set for corner in the southwest line of said called 14.45 acre tract, same being the most southerly northeast line of that certain called 52.88 acre tract conveyed to Michael S. Whatley, et ux as recorded in Volume 841, Page 304 of the Official Records of Houston County, Texas;

THENCE North 32°44’26” West with the southwest line of said called 14.45 acre tract, the most southerly northeast line of said called 52.88 acre tract, and generally with a field wire fence **a distance of 201.86 feet** to a ½” iron rod found of an interior ell corner of said called 14.45 acre tract and the most southerly north corner of said called 52.88 acre tract;

THENCE South 43°34’06” West with the most northerly southeast line of said called 14.45 acre tract and the most southerly northwest line of said called 52.88 acre tract **a distance of 20.07 feet** to a point in County Road No. 3140 for the most southerly west corner of said called 14.45 acre tract and the most southerly east corner of the residue of that certain called 159.49 acre tract described as the “Second Tract” and set aside to Joy Chapoton Ramsey, et al in a Partition Deed as recorded in Volume 621, Page 329 of the Deed Records of Houston County, Texas;

THENCE North 08°03’04” West with the west line of said called 14.45 acre tract, the most southerly east line of the residue of said called 159.49 acre tract, and generally with said County Road No. 3140 **a distance of 208.82 feet** to a point for the northwest corner of said called 14.45 acre tract and the south corner of said called 15.00 acre tract, from which a ½” iron rod found for reference bears N 51°59’37” E – 21.59’;

THENCE North 51°50’27” East with the northwest line of said called 14.45 acre tract, the most southerly east line of the residue of said called 159.49 acre tract, and generally with said County Road No. 3140 **a distance of 208.82 feet** to a point for the northwest corner of said called 14.45 acre tract and the south corner of said called 15.00 acre tract, from which a ½” iron rod found for reference bears N 51°59’37” E – 21.59’;



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BEGINNING at a ½" iron rod with cap (RPLS 5748) set for corner in the northeast line of said called 14.45 acre tract and the southwest line of that certain called 14.44 acre tract conveyed to James M. King, et ux as recorded in Instrument No. 0801068 of the Official Records of Houston County, Texas, from which a ½" iron rod found at a 6" wood fence corner post for the north corner of said called 14.45 acre tract and the west corner of said called 14.44 acre tract bears N 37°59'09" W – 386.99';

THENCE South 37°59'09" East with the northeast line of said called 14.45 acre tract, the southwest line of said called 14.44 acre tract, and generally with a field wire fence a **distance of 764.89 feet** to a point in County Road No. 3150 for the east corner of said called 14.45 acre tract and the south corner of said called 14.44 acre tract, same being in the northwest line of that certain called 156.83 acre tract conveyed to John W. Vickers as recorded in Volume 676, Page 25 of the Deed Records of Houston County, Texas, from which a ½" iron rod found for reference at a 4" wood fence corner post bears N 37°59'09" W – 24.27';

THENCE South 52°50'59" West with the southeast line of said called 14.45 acre tract, the northwest line of said called 156.83 acre tract, and generally with said County Road No. 3150 a **distance of 604.62 feet** to a point for the south corner of said called 14.45 acre tract and the east corner of that certain called 52.88 acre tract conveyed to Michael S. Whatley, et ux as recorded in Volume 841, Page 304 of the Deed Records of Houston County, Texas, from which a ½" iron rod with cap (RPLS 5748) set for reference at a 6" wood fence corner post bears N 32°44'26" W – 24.00';

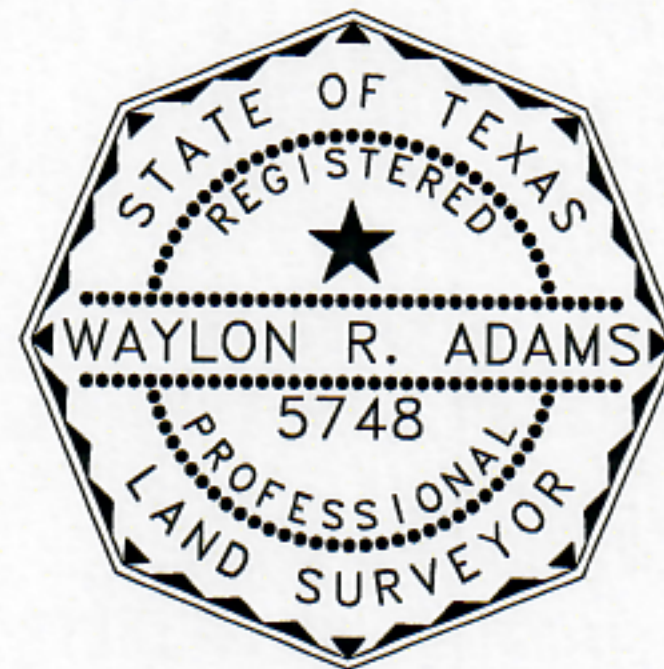
THENCE North 32°44'26" West with the southwest line of said called 14.45 acre tract, the most southerly northeast line of said called 52.88 acre tract, and generally with a field wire fence a **distance of 767.08 feet** to a ½" iron rod with cap (RPLS 5748) set for corner in same;

THENCE North 52°50'59" East across said called 14.45 acre tract a **distance of 534.49 feet** back to the **PLACE OF BEGINNING** and containing **10.000 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 February 10, 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

TRACT 1 - 4.446 ACRES

TRACT 2 - 10.000 ACRES

BEING PART OF THE

JAMES L. GOSSETT SURVEY, ABSTRACT 35 HOUSTON COUNTY, TEXAS

Residue of
Second Tract
Called 159.49 Acres
Joy Chapoton Ramsey, et al
Volume 621, Page 329

Called 15.00 Acres
Grant E. Wright, et ux
Instrument No. 20222478

JAMES L. GOSSETT SURVEY A-35

Called 14.44 Acres
James M. King, et ux
Instrument No. 0801068

**Tract 1
Surveyed
4.446 Acres**

**Tract 2
Surveyed
10.000 Acres**

Called 14.45 Acres
Michael L. Settlemire
Instrument No. 032090

Called 52.88 Acres
Michael S. Whatley, et ux
Volume 841, Page 304

Called 156.83 Acres
John W. Vickers
Volume 676, Page 25

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

