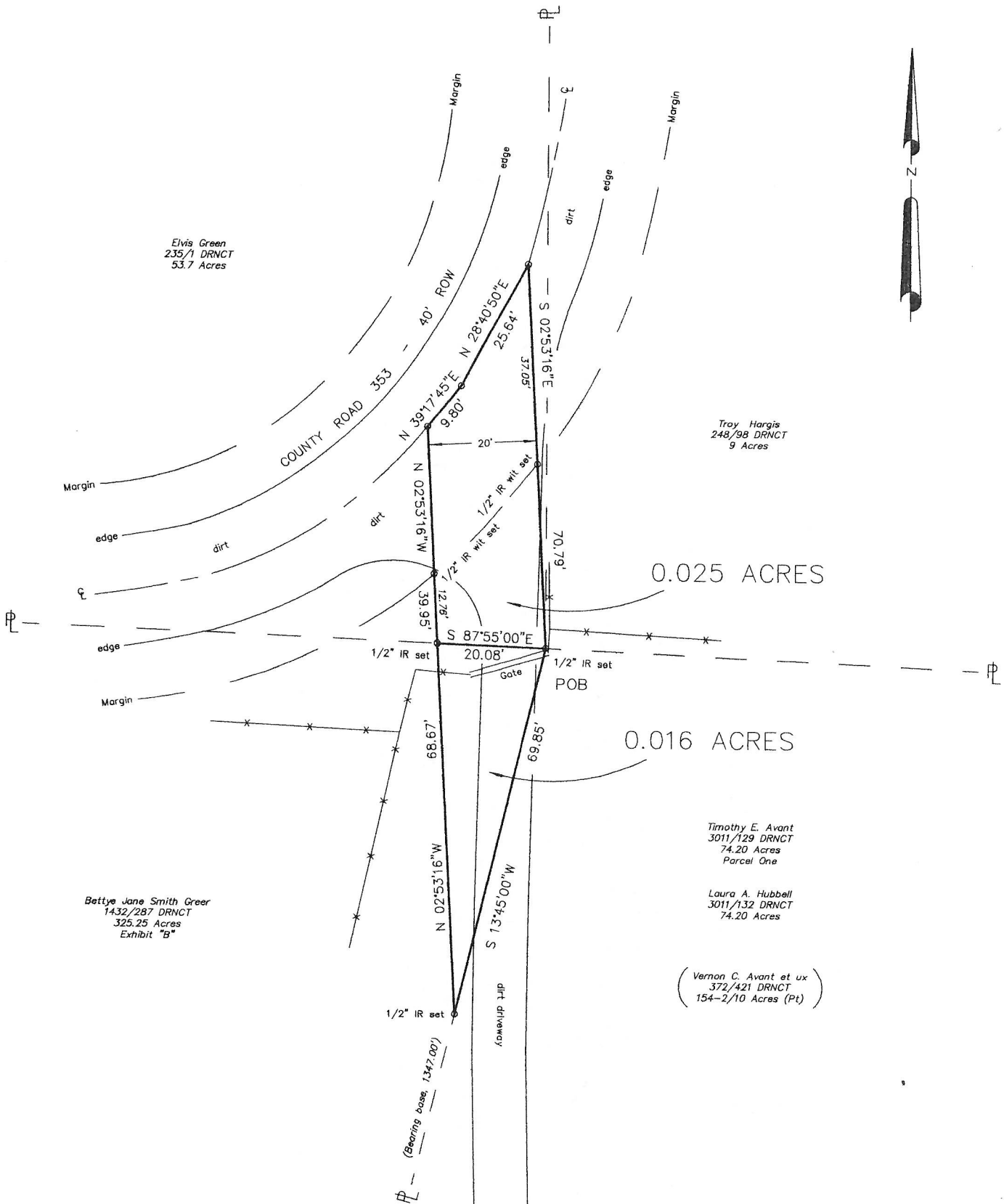


SURVEYOR DID NOT ABSTRACT FOR EASEMENTS OR OWNERSHIP.
REFER TO FIELD NOTES PREPARED ON SAME DATE.



I, Jeffrey D. Opperman, a duly Registered Professional Land Surveyor for the State of Texas hereby certify that the above plat of the 20 FOOT ACCESS EASEMENT surveyed for PATRICIA AND SCOTT BILLINGS, MARIE AND ELVIS GREEN AND BETTYE JANE SMITH GREER in Nacogdoches County, Texas is true and correct and was drawn from a survey made by me on the ground the 5th day of August, 2013.

Jeffrey D. Opperman
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4168



20 FOOT ACCESS EASEMENT
PATRICIA AND SCOTT BILLINGS
MARIE AND ELVIS GREEN
BETTYE JANE SMITH GREER
J. I. YBARBO SURVEY, A-60
NACOGDOCHES COUNTY, TEXAS
SCALE: 1" = 20' AUGUST 5, 2013

OPPERMAN SURVEYING COMPANY
316 LEWIS STREET
NACOGDOCHES, TEXAS 75961
(936) 560-5464
FIRM REGISTRATION NO. 10017800

**SURVEYED FOR
PATRICIA AND SCOTT BILLINGS**

84.77 ACRES

All that certain tract or parcel of land situated about 16-1/2 miles East of the City of Nacogdoches, Nacogdoches County, Texas on the **J. I. Y'BARBO SURVEY, A-60** and being part of a 154-2/10 acre tract described in a conveyance from F. Ford Simpson, Jr. et ux to Vernon C. Avant et ux, dated January 29, 1972 and recorded in Volume 372, Page 421 of the Deed Records of Nacogdoches County, Texas and being the same land described as a 74.20 acre tract called Parcel One in a conveyance from Vernon C. Avant to Timothy E. Avant, dated February 19, 2009 and recorded in Volume 3011, Page 129 of the Deed Records of Nacogdoches County, Texas and a 74.20 acre tract described in a conveyance from Vernon C. Avant to Laura A. Hubbell, dated February 19, 2009 and recorded in Volume 3011, Page 132 of the Deed Records of Nacogdoches County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner on the East side of County Road 353, said beginning corner being the NWC of said 154-2/10 acre tract and a NEC of a 325.25 acre tract described as Exhibit B in a conveyance from Bettye Jane Smith Greer, Independent Executrix of the Estate of Thomas Billy Greer, Deceased to Bettye Jane Smith Greer, dated November 17, 1999 and recorded in Volume 1432, Page 287 of the Deed Records of Nacogdoches County, Texas and also being the SWC of a 9 acre tract described in a conveyance from T.A. Hargis to Troy Hargis, dated December 30, 1954 and recorded in Volume 248, Page 98 of the Deed Records of Nacogdoches County, Texas;

THENCE S 88°41' 19" E, 1991.19 feet (called S 88°40' E, 2032.00') with the NBL of said 154-2/10 acre tract and the SBL of said 9 acre tract and continuing with the SBL of a 90 acre tract described in a conveyance from Joe L. Luna et ux to Troy A. Hargis, dated December 5, 1949 and recorded in Volume 200, Page 379 of the Deed Records of Nacogdoches County, Texas to a 1/2" iron rod set for corner, said corner being the NEC of said 154-2/10 acre tract and the Southernmost SEC of said 90 acre tract and also being in the WBL of a 41.04 acre tract described in a conveyance from Joe Lawrence Pate and Becky Pate to Kenneth Bradley Pate and Kathryn Marie Pate, dated August 13, 2007 and recorded in Volume 2713, Page 76 of the Deed Records of Nacogdoches County, Texas;

THENCE S 10°00' 00" E, 1905.81 feet (Bearing base, called 1852.00') with the EBL of said 154-2/10 acre tract and the WBL of said 41.04 acre tract and continuing with the WBL of a 38.55 acre tract described in a conveyance from the Veterans Land Board of the State of Texas to Larry Preston Foxworth and Darlene Marie Foxworth, dated March 9, 2004 and recorded in Volume 2060, Page 9 of the Deed Records of Nacogdoches County, Texas to a 1/2" iron pipe found for corner, said corner being the South corner of said 38.55 acre tract and being in the NWBL of a 50.993 acre tract described in a conveyance from Helen L. Martin to Perry Parker, dated August 4, 1989 and recorded in Volume 735, Page 114 of the Deed Records of Nacogdoches County, Texas;

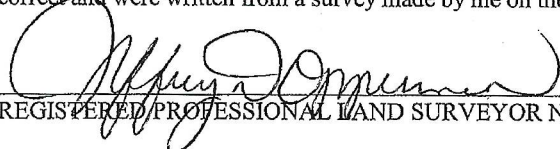
THENCE S 35°31' 57" W, 18.53 feet to a 1/2" iron rod found for corner at the NEC of a 60.00 acre tract described in a conveyance from Vernon C. Avant to Thomas J. Riggins et ux, dated March 22, 2007 and recorded in Volume 2618, Page 116 of the Deed Records of Nacogdoches County, Texas;

THENCE N 76°33' 00" W, 2679.18 feet with the NBL of said 60.00 acre tract to the NWC of same, a 1/2" iron pipe found for corner in the NWBL of said 154-2/10 acre tract, said corner being the NEC of a 54.097 acre tract described in a conveyance from Wilma Lazarine Latsha to Thomas J. Riggins et ux, dated January 3, 1975 and recorded in Volume 396, Page 382 of the Deed Records of Nacogdoches County, Texas and also being the SEC of said 325.25 acre tract;

84.77 Acres (cont'd)

THENCE N 12°38' 40" E, 1347.00 feet (called N 12°12' E) with the WBL of said 154-2/10 acre tract and the SEBL of said 325.25 acre tract to the place of **BEGINNING**, containing 84.77 acres.

I, Jeffrey D. Opperman, a duly Registered Professional Land Surveyor for the State of Texas, hereby certify that the above field notes of property surveyed for **PATRICIA AND SCOTT BILLINGS** on the **J. I. Y'BARBO SURVEY, A-60** in Nacogdoches County, Texas are true and correct and were written from a survey made by me on the ground the 25th day of July, 2013.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4168

REFER TO A PLAT PREPARED ON SAME DATE.
WP17SBILL84

