



Scale 1" = 60'

Faye Ratcliff  
Residue of 5.33 Ac.  
Vol. 183, Pg. 168

Faye Ratcliff  
Residue of 5.33 Ac.  
Vol. 183, Pg. 168

Faye Ratcliff  
0.63 Ac. Tract  
Vol. 111, Pg. 347

F.M. HIGHWAY 256

L=140.25' R=914.83'

0.493 ACRE



Jeffrey Paul Brown  
0.307 Acre Tract  
Vol. 1152, Pg. 537

Lonnie L. Flowers  
Residue of 1.092 Ac.  
Vol. 704, Pg. 971

S 55°00'00" E  
27.45'

S 55°00'00" E 148.89'

S 37°14'02" W 149.34'

SMITH-JONES ROAD

Audrey S. Butler  
2.36 Acre Tract  
Vol. 412, Pg. 900

Howard Endley  
19.770 Acre Tract  
Vol. 224, Pg. 174

NOTE: SET 1/2" IRON RODS AT ALL CORNERS EXCEPT AS SHOWN HEREON.

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON AND/OR ROTATED TO THE SOUTH BOUNDARY LINE OF THE LONNIE L. FLOWERS AND ARLENE M. FLOWERS 1.092 ACRE TRACT. (N 89°49'37" W)

NOTE: THE SUBJECT PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLANE, SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF TYLER COUNTY, MAP NUMBER 48457C0200C EFFECTIVE DATE APRIL 4, 2011.

SURVEY PLAT SHOWING

A 0.493 ACRE TRACT OF LAND AS SITUATED IN THE WILLIAM CAMPBELL SURVEY, A-9, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT SAME 1.092 ACRE TRACT AS CONVEYED TO LONNIE L. FLOWERS AND ARLENE M. FLOWERS BY DEED RECORDED IN VOLUME 704, PAGE 971 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY.

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THIS SURVEY, OF THE PROPERTY LEGALLY SHOWN HEREON IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES.



AREA SURVEYING & MAPPING  
418 N. PINE  
WOODVILLE, TEXAS 75979  
(409) 283-8197  
FIRM LICENSE No. 101129-00

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 0.493 ACRE TRACT OF LAND AS SITUATED IN THE WILLIAM CAMPBELL SURVEY, A-9, TYLER COUNTY, TEXAS AND BEING OUT OF THE RESIDUE OF THAT SAME 1.092 ACRE TRACT AS CONVEYED TO LONNIE L. FLOWERS AND ARLENE M. FLOWERS BY DEED RECORDED IN VOLUME 704, PAGE 971 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 0.493 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY OF F.M. HIGHWAY 256 FOR NORTHWEST CORNER OF THE FLOWERS 1.092 ACRES AND OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST CORNER OF THE FAYE RATCLIFF TRACT, BEING THE RESIDUE OF A 5.33 ACRE TRACT DESCRIBED IN VOLUME 183, PAGE 168 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 55°00'00"E 148.89 FT., WITH THE SOUTH LINE OF THE RATCLIFF TRACT AND THE NORTH LINE OF THE FLOWERS 1.092 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 37°14'02"W 149.34 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE JEFFREY PAUL BROWN 0.307 ACRE TRACT AS RECORDED AND DESCRIBED IN VOLUME 1152, PAGE 537 OF THE OFFICIAL PUBLIC RECORDS;

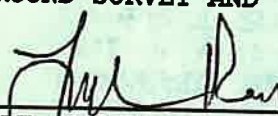
THENCE N 51°22'51"W 144.44 FT., WITH THE NORTH LINE OF THE BROWN 0.307 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAME AND THE SOUTHWEST CORNER OF THIS TRACT LOCATED ON THE EAST RIGHT OF WAY OF F.M. HIGHWAY 256;

THENCE NORTHEASTERLY 140.25 FT. ALONG THE ARC OF A CURVE TO THE RIGHT IN THE HIGHWAY RIGHT OF WAY LINE, HAVING A CENTRAL ANGLE OF 8°47'00", A RADIUS OF 914.93 FT. AND A CHORD BEARING N 35°26'34"E 140.12 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.493 OF AN ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE SOUTH BOUNDARY LINE OF THE LONNIE L. FLOWERS AND ARLENE FLOWERS 1.092 ACRE TRACT. (N 89°49'37" W)

SURVEYED JULY 14, 2016

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

  
LYLE RAINEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4800

