

I. CARADINE SURVEY
 ABSTRACT-82
 SABINE COUNTY, TEXAS

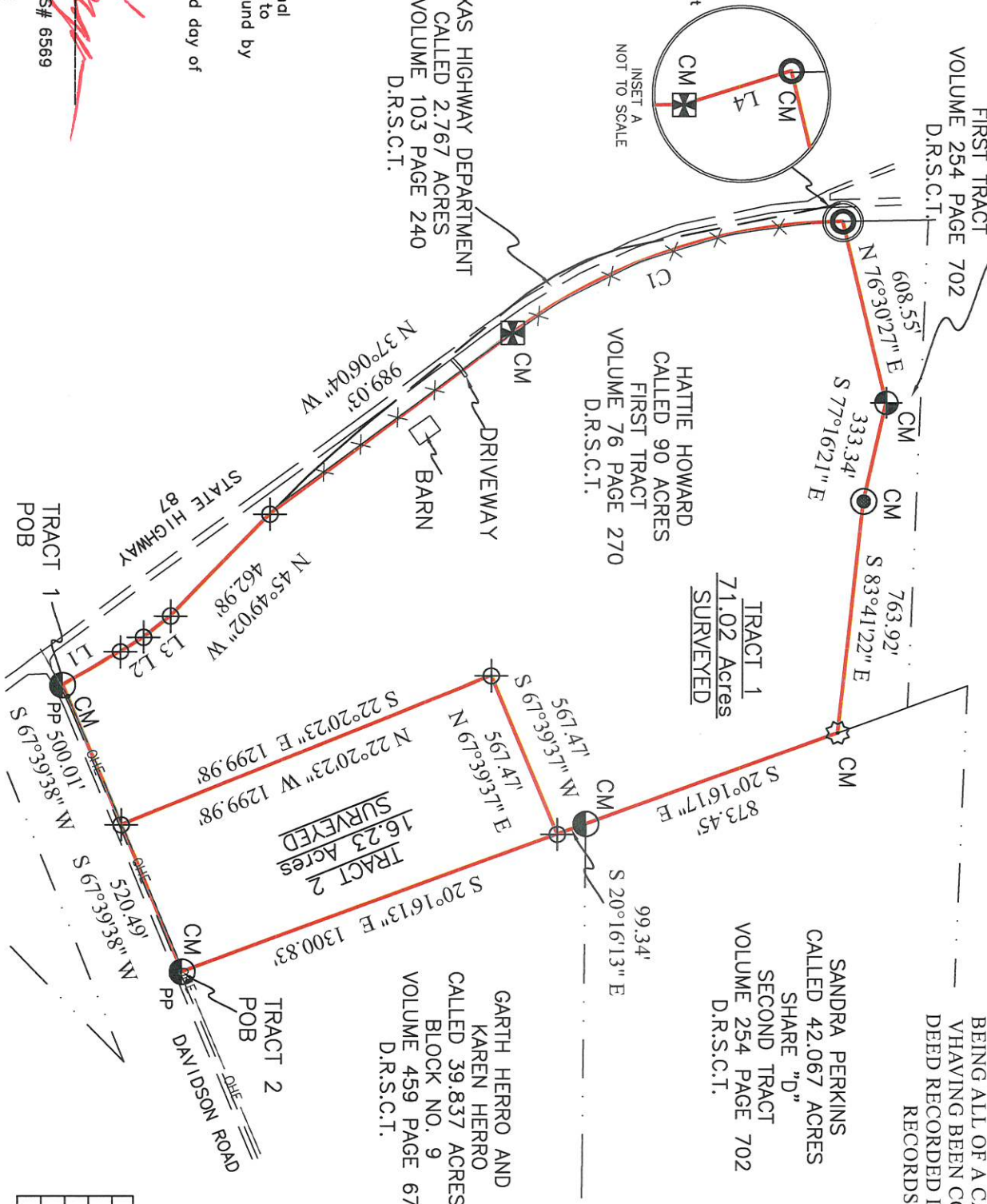
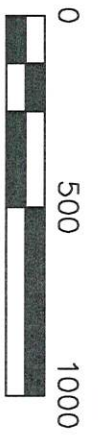
Surveyor's Note(s)

- (1) All bearings recited herein are based on TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS CENTRAL ZONE (2277 EPSG) FIPS 4203, derived from GPS observations US Survey Feet, all distances are grid.
- (2) This survey was completed without the benefit of a current title report, and as such, not all easements or servitudes have been researched and/or shown at this time.
- (3) The subject property abuts and adjoins a public roadway.
- (4) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4-Rural, TSPS Standard Land Survey. SEE ATTACHED LEGAL DESCRIPTION



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.
 Given under my hand & seal, this the 2nd day of March, 2023.

BY: *[Signature]*
 Kimble A. Morgan
 Morgan Surveying Services, LLC
 120 E. Lamar Street, Jasper, Texas 75951
 (409) 383-3572
 Employee of Morgan Surveying Services, LLC FIRM NO.10194159
 PLAT VOID IF NOT SIGNED IN RED.



PLAT SHOWING A 71.02 ACRE TRACT, TRACT 1, AND A 16.23 ACRE TRACT, TRACT 2, OUT OF THE I CARADINE SURVEY, ABSTRACT 82, SABINE COUNTY, TEXAS AND BEING ALL OF A CALLED 90 ACRE TRACT, FIRST TRACT HAVING BEEN CONVEYED TO HATTIE HOWARD BY A DEED RECORDED IN VOLUME 76 PAGE 270 OF THE DEED RECORDS OF SABINE COUNTY, TEXAS

TRACT 1
 71.02 Acres
 SURVEYED

TRACT 2
 16.23 Acres
 SURVEYED

- LEGEND**
- POB POINT OF BEGINNING
 - CM CONTROLLING MONUMENT
 - BOUNDARY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - OVERHEAD POWERLINE
 - FENCE LINE
 - 1/2" IRON ROD W/MSS 6569 (SET)
 - CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - LEAF SPRING FOUND
 - IRON PIPE FOUND
 - IRON BOLT FOUND
 - FLAT BAR FOUND
 - PP POWER POLE

SCALE: 1" = 500'

SURVEY PREPARED EXCLUSIVELY FOR CLIENT: BARRY CAMP
 USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1847.01'	1153.51'	1134.85'	N 18°44'56" W	35°46'58"

LINE	BEARING	DISTANCE
L1	N 30°19'22" W	217.02'
L2	N 32°44'40" W	88.90'
L3	N 38°14'00" W	111.13'
L4	N 17°45'12" W	0.62'

**I. CARADINE SURVEY, ABSTRACT-82
SABINE COUNTY, TEXAS**

**LEGAL DESCRIPTION
FOR A
71.02 ACRE TRACT
TRACT 1**

BEING all that certain tract or parcel of land located in the I. Caradine Survey, Abstract 82, situated in Sabine County, Texas, and being out of the remainder of a called 90 acre tract, First Tract, conveyed to Hattie Howard by a deed recorded in Volume 76 Page 270 of the Deed Records of Sabine County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod found for the southwest corner of said 90 acre tract, in the north margin of Davidson Road and in the east margin of old State Highway 87, being the southwest corner of this tract;

Thence along the west line of said 90 acre remainder and the east margin of old State Highway 87 the following seven (7) course and distances:

N 30°19'22" W a distance of 217.02' to a 1/2" iron rod w/MSS 6569 set;

N 32°44'40" W a distance of 88.90' to a 1/2" iron rod w/MSS 6569 set;

N 38°14'00" W a distance of 111.13' to a 1/2" iron rod w/MSS 6569 set;

N 45°49'02" W a distance of 462.98' to a 1/2" iron rod w/MSS 6569 set;

N 37°06'04" W with the east line of a called 2.767 acre tract conveyed to the Texas Highway Department by a deed recorded in Volume 103 Page 240 of the Deed Records of Sabine County, Texas **a distance of 989.03'** to a broken Txdot concrete monument found in the west line of this tract for the point of curvature to the right having a **radius of 1,847.01'**, an **arc length of 1,153.51'**, a **chord bearing of N 18°44'56" W**, and a **chord distance of 1,134.85'** to a concrete monument found in the west line of this tract;

Thence N 17°45'12" W a distance of 0.62' to an iron pipe found for the northwest corner of said 90 acre tract, in the east margin of State Highway 87, and the southwest corner of a called 6.9146 acre tract, First Tract, conveyed to Paul E. Toole by a deed recorded in Volume 254 Page 702 of the Deed Records of Sabine County, Texas, being the northwest corner of this tract;

Thence along the north line of said 90 acre remainder and the south line of said 6.9146 acre tract the following three (3) course and distances:

N 76°30'27" E a distance of 608.55' to a flat bar found;

S 77°16'21" E a distance of 333.34' to an iron bolt found;

S 83°41'22" E a distance of 763.92' to a leaf spring found for the northeast corner of said 90 acre tract, the southeast corner of said 6.9146 acre tract, and in the west line of a called 42.067 acre tract, Second Tract, conveyed to Sandra Perkins by a deed recorded in Volume 254 Page 702 of the Deed Records of Sabine County, Texas, being the northeast corner of this tract;

Thence S 20°16'17" E along the east line of said 90 acre remainder and the west line of said 42.067 acre Perkins tract **a distance of 873.45'** to a 1/2" iron rod found in the east line of said 90 acre remainder, the southwest corner of said 42.067 acre Perkins tract, and the northwest corner of a called 39.837 acre tract conveyed to Garth Herro and Karen Herro by a deed recorded in Volume 459 Page 67 of the Deed Records of Sabine County, Texas, being in the east line of this tract;

Thence S 20°16'13" E continuing along the east line of said 90 acre remainder and along the west line of said 39.837 acre tract **a distance of 99.34'** to a 1/2" iron rod w/MSS 6569 set in the east line of said 90 acre remainder, the west line of said 39.837 acre tract, and the northeast corner of a 16.23 acre tract, Tract 2 surveyed this day, being the most northerly southeast corner of this tract;

Thence S 67°39'37" W severing, over and across said 90 acre remainder and along the north line of said 16.23 acre tract surveyed this day **a distance of 567.47'** to a 1/2" iron rod w/MSS 6569 set inside of said 90 acre tract, and the northwest corner of said 16.23 acre tract surveyed this day, being an interior corner of this tract;

Thence S 22°20'23" E continuing to bisect said 90 acre remainder and along the west line of said 16.23 acre tract surveyed this day **a distance of 1,299.98'** to a 1/2" iron rod w/MSS 6569 set in the south line of said 90 acre tract, the southwest corner of said 16.23 acre tract surveyed this day, and the north margin of Davidson Road, being the southeast corner of this tract;

Thence S 67°39'38" W along the south line of said 90 acre remainder and the north margin of Davidson Road **a distance of 500.01'** to the point of beginning, **containing 71.02 acres.**

Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above described description, as shown, on the attached plat prepared even date.
- (3) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.
- (4) This tract adjoins and abuts a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand and seal, this the 2nd day of March, 2023.


Kimble A. Morgan RPLS# 6569

Morgan Surveying Services, LLC
120 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC

FIRM NO.10194159

**I. CARADINE SURVEY
ABSTRACT-82
SABINE COUNTY, TEXAS**

**LEGAL DESCRIPTION
FOR A
16.23 ACRE TRACT
TRACT 2**

BEING all that certain tract or parcel of land located in the I. Caradine Survey, Abstract 82, situated in Sabine County, Texas, and being all of the remainder of a called 90 acre tract, conveyed to Hattie Howard by a deed recorded in Volume 76 Page 270 of the Deed Records of Sabine County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod found for the southeast corner of said 90 acre remainder, the southwest corner of a 39.837 acre tract conveyed to Garth Herro and Karen Herro by a deed recorded in Volume 459 Page 67 of the Deed Records of Sabine County, Texas, and in the north margin of Davidson Road, being the southeast corner of this tract;

Thence S 67°39'38" W along the south line of said 90 acre remainder and along the north margin of Davidson Road **a distance of 520.49'** to a 1/2" iron rod w/MSS 6569 set in the south line of said 90 acre remainder, in the north margin of Davidson Road, and the southeast corner of a 71.02 acre tract, Tract 1 surveyed this day, being the southwest corner of this tract from which a 1/2" iron rod found for reference bears S 67°39'38" W a distance of 500.01';

Thence N 22°20'23" W severing, over and across said 90 acre remainder and along an east line of said 71.02 acre tract surveyed this day, **a distance of 1299.98'** to a 1/2" iron rod w/MSS 6569 set inside of said 90 acre remainder, and being an interior corner of said 71.02 acre tract surveyed this day, being the northwest corner of this tract;

Thence N 67°39'37" E continuing to bisect said 90 acre remainder and along a south line of said 71.02 acre tract surveyed this day, **a distance of 567.47'** to a 1/2" iron rod w/MSS 6569 set in the east line of said 90 acre remainder, in the west line of said 39.837 acre tract, and being the most northerly southeast corner of said 71.02 acre tract surveyed this day, being the northeast corner of this tract from which a 1/2" iron rod found for reference bears N 20°16'13" W a distance of 99.34';

Thence S 20°16'13" E along the east line of said 90 acre tract and the west line of said 39.837 acre tract **a distance of 1300.83'** to the point of beginning, **containing 16.23 acres.**

Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
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