

ca-b-01

# TEXAS SURVEYING ASSOCIATES

# SURVEY PLAT

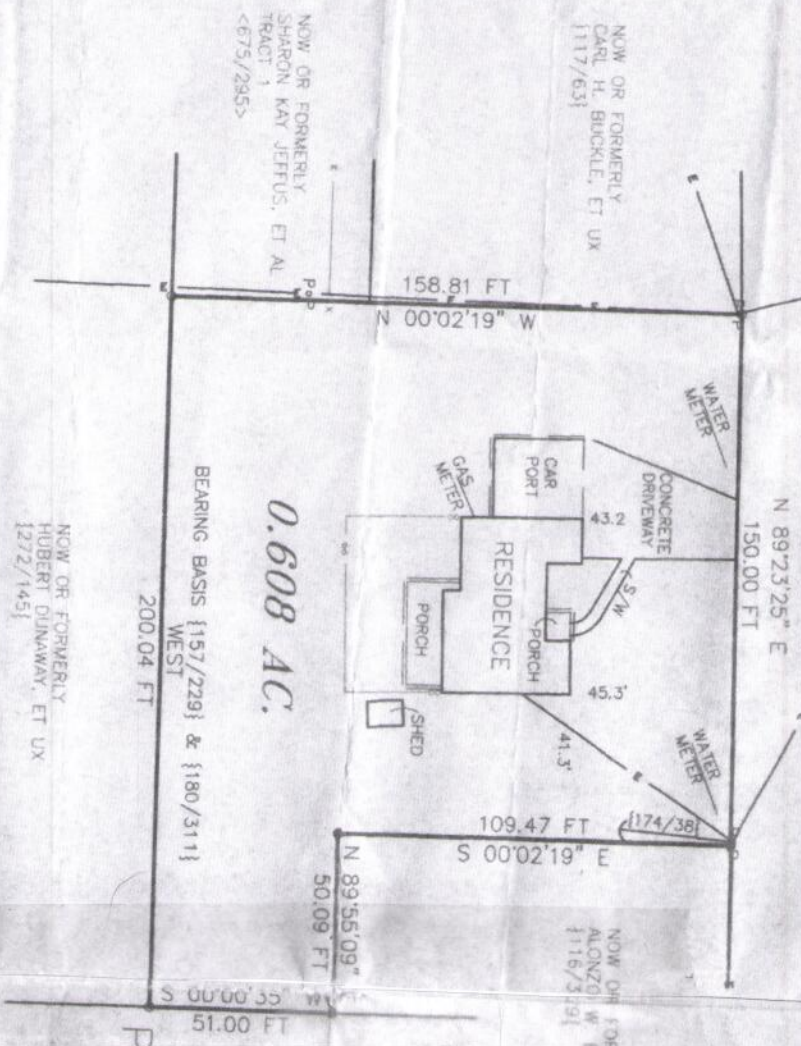
315 E FRANK AVENUE  
P.O. BOX 513  
TEL (936) 632-2729 FAX (936) 634-6562 email

LUFKIN, TEXAS

## STATE HWY. NO. 94

## G. SOSA SURVEY A-42

TRINITY COUNTY, TEXAS



- LEGEND**
- = 1/2" IRON PIN FOUND
  - = 1/2" IRON PIN SET
  - = CHAIN LINK FENCE
  - x- = WIRE FENCE
  - P— = POWER POLE
  - E— = OVERHEAD ELECTRIC
  - ( ) = DATA FROM PLAT RECORD
  - <> = DATA FROM OFFICIAL RECORD
  - { } = DATA FROM DEED RECORD
  - P.O.B. = POINT OF BEGINNING

**PROPERTY DESCRIPTION:**  
SEE ATTACHED.

### CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.



PHIL A BELL ADDITION (A/19)  
P.O.B.

**BUYER:** MARLENE RIDINGS  
**SELLER:** JOHN L WALKER  
PLAN No.: 03414

**ADDRESS:** 321 E CAROLINE, TRINITY, TEXAS

**LENDER:** MORTGAGES DIRECT  
**TITLE CO.:** HUDSON ABSTRACT  
**SURVEY DATE:** OCTOBER

SCALE  
DO NOT

## PROPERTY DESCRIPTION

**BEING** all that certain tract or parcel of land lying and situated in Trinity County, Texas, out of the **G. SOSA SURVEY, ABSTRACT NO. 42** and being all the residue of that certain called 45/100 acre tract conveyed to J.L. Walker, et ux in the document recorded in Volume 157 on Page 229 and being all the residue of that certain tract of land conveyed to J.L. Walker in the document recorded in Volume 180 on Page 311 both of the Deed Records of Trinity County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a ½" iron pin set for the Southeast corner of the aforesaid referred to 45/100 acre tract;

**THENCE**, along the South boundary line of the said 45/100 acre tract and the second aforesaid referred to Walker tract, West at 200.04 feet a ½" iron pin set for the Southwest corner of the second said Walker tract and the Southeast corner of a tract of land conveyed to Sharon Kay Jeffus, et al in the document recorded in Volume 675 on Page 295 of the Official Records of the said County;

**THENCE**, along the West boundary line of the second said Walker tract and the East boundary line of the said Jeffus tract and a tract of land conveyed to Carl H. Buckle, et ux in the document recorded in Volume 117 on Page 63 of the said Deed Records, N 00° 02' 19" W at 158.81 feet a ½" iron pin set for corner on the South Right-of-Way line of State Highway No. 94;

**THENCE**, along the said ROW line and across the said Walker tracts, N 89° 23' 25" E at 150.00 feet a ½" iron pin found for corner on the most Northerly East boundary line of the said 45/100 acre tract and the West boundary line of a tract of land conveyed to Alonzo W. Bell, et ux in the document recorded in Volume 116 on Page 329 of the said Deed Records;

**THENCE** along the common boundary lines of the said 45/100 acre tract and the said Bell tract the following two (2) courses:

1. S 00° 02' 19" E at 109.47 feet a ½" iron pin found for the ell corner of the said 45/100 acre tract and the Southwest corner of the said Bell tract;
2. N 89° 55' 09" E at 50.09 feet a ½" iron pin found for the most Southerly Northeast corner of the said 45/100 acre tract and the Southeast corner of the said Bell tract;

**THENCE**, along the most Southerly East boundary line of the said 45/100 acre tract, S 00° 00' 35" W at 51.00 feet the **POINT AND PLACE OF BEGINNING** and containing 0.608 acre of land, more or less.

The bearings for this tract are based on the South boundary line of the said Walker tracts.

I, A.L. HARGRAVES, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE NOTES REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.