

BASIS OF BEARINGS:  
THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, INTERNATIONAL SURVEY FOOT.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
1" = 60'

— E —	ELECTRICAL LINE
— T —	TELEPHONE LINE
— TV —	TELEVISION LINE
— X —	WIRE FENCE
— // —	WOOD FENCE
— M —	METAL FENCE
— O —	CHAIN LINK FENCE

- EM ELECTRICAL METER
- T TELEPHONE CONNECTION
- TV TELEVISION CONNECTION
- PP POWER POLE
- AC AIR CONDITIONER
- CO CLEAN OUT
- WM WATER METER
- EOF END OF FENCE
- TJB TELEPHONE JUNCTION BOX
- FH FIRE HYDRANT

CAUTION UNDERGROUND UTILITY SERVICES CAUTION

TEXAS SURVEYING FIRM NO. 70929-00

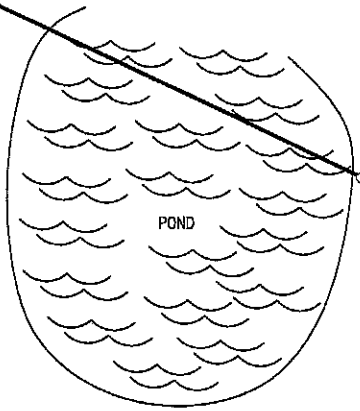
LEGEND

SURVEYOR DID NOT ABSTRACT FOR EASEMENTS  
NOR DOES SURVEYOR WARRANT TITLE

408 NORTH THIRD STREET LUFKIN, TEXAS 75804

SET 1/2" PIPE  
X AXLE N 23°08'48" W 309.87'

HALL  
780/331  
RESIDUE OF 2.000 ACRES

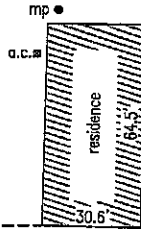


FD 1/2" ROD @ 156.77'

WALLACE  
2017-00352370  
EXHIBIT "A"  
0.50 ACRE  
(called S 82°13'06" E 313.82')  
S 87°08'56" E 314.17'

900 STEWART STREET, LLC  
2022-00417221  
TRACT TWO  
EXHIBIT "A"  
2.000 ACRES

(called N 18°14'03" W 447.74')  
N 23°09'06" W 447.88'



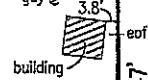
FD 1/2" ROD  
X TJB N 04°21' W 2.9'

FD ROW MON (BROKEN) @ 79.37'

beginning of underground utility services

approximate centerline of 12' wide rock driveway

mp (disconnected)



FD 3/4" PIPE @ 171.41'

2.457 ACRES

S 23°25'36" E 308.47'  
(called S 18°34'13" E 308.43')

F.M. HIGHWAY NO. 1669 - MARION FERRY ROAD

(centerline)

WARDEN  
2018-00372847  
1.40 ACRES (NET)  
(3.40 ACRES  
S&E 2.00 ACRES)  
(219/374 TRACT NO. FOUR  
3.4 ACRES)

FD 1/2" PIPE  
X FC N 69°40' W 1.5'

S 66°30'35" W 283.85'  
(called S 71°25'47" W 283.83')

FD 1/2" ROD (BENT)  
X FC N 34°45' W 4.8'

PEDEN  
2018-00337275  
EXHIBIT "A"  
2.07 ACRES

MORTGAGE LOAN SURVEY  
FOR  
VANDERBILT MORTGAGE AND FINANCE

**MORTGAGE LOAN SURVEY  
FOR  
VANDERBILT MORTGAGE AND FINANCE**

I, Errol A. Collins, Registered Professional Land Surveyor, do hereby certify that the attached plat is a true and correct plat showing all that certain tract of land described as follows, to-wit:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the HOUSTON McCLURE SURVEY, ABSTRACT NO. 455, and being all of that certain 2.454 acre tract-EXHIBIT "A" described in a deed conveyed from Barbara Helen Mettlen to Rocky Guevara dated November 6, 2012 and recorded in Document # 2012-00298715 of the Official Public Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a ½" iron rod found (bent), on the West Right-of-Way line of FM Highway No. 1669 (aka Marion Ferry Road - 100 feet wide ROW), for the Southeast corner of the aforesaid referred to 2.454 acre tract and the Northeast corner of that certain 2.07 acre tract-EXHIBIT "A" described in a deed conveyed from Nita Weeks to James Peden, et ux dated February 29, 2016 and recorded in Document # 2016-00337275 of the said Official Public Records, from which a fence corner post bears N 34° 45' W at 4.8 feet;

THENCE, along the South boundary line of the said 2.454 acre tract and along the North boundary line of the said 2.07 acre tract. S 66° 30' 35" W at 283.85 feet (called S 71° 25' 47" W at 283.83 feet) a ½" iron pipe found for the Southwest corner of the said 2.454 acre tract and Northwest corner of the said 2.07 acre tract, on the East boundary line of that certain 1.40 acre tract (net) (3.40 acres save & except 2.0 acres) referenced in a deed conveyed from Ruby Havill to Kendra Warden, et al dated October 10, 2018 and recorded in Document # 2018-00372847 of the said Official Public Records and described as 3.4 acre tract-TRACT NO. FOUR in a deed conveyed from Madge Sims, et al to Clyde C. Jordan dated May 10, 1958 and recorded in Volume 219 on Page 374 of the Deed Records of said County, from which a fence corner post bears N 69° 40' W at 1.5 feet;

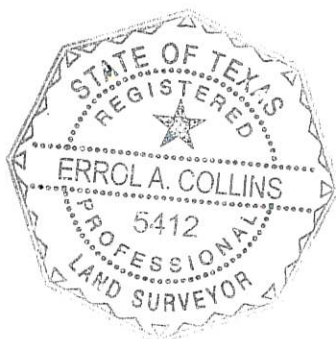
THENCE, along the West boundary line of the said 2.454 acre tract, in part along the East boundary line of the said 1.40 acre tract and in part along the East boundary line of that certain 2.000 acre tract-Tract Two-Exhibit "A" described in a deed conveyed from Randy S. Goudy, et al to 900 Stewart Street, LLC dated January 21, 2022 and recorded Document # 2022-00417221 of the said Official Public Records, N 23° 09' 06" W (called N 18° 14' 03" W), at 171.41 feet pass on line a ¾" iron pipe found for the Northeast corner of the said 1.40 acre tract and the Southeast corner of the said 2.000 acre tract (2022-00417221), at a total distance of 447.88 feet (called 447.74 feet) a ½" iron pipe set for the Northwest corner of the said 2.454 acre tract and the Southwest corner of the residue tract of that certain 2.000 acre tract (2.000 acres less 0.50 acre) described in a deed conveyed from Wilma Ward to Bobby Hall dated November 2, 1989 and recorded in Volume 780 on Page 331 of the Real Property Records of said County, from which an axle found, bears N 23° 08' 48" W at 309.87 feet;

THENCE along the North boundary line of the said 2.454 acre tract, along the most Westerly South boundary line of the said residue tract of the said 2.000 acre tract (780/331) and along the South boundary line of that certain 0.50 acre tract-EXHIBIT "A" described in a deed conveyed from Wanda Hall to Sara Nicole Wallace dated March 28, 2017 and recorded in Document # 2017-00352370 of the said Official Public Records, crossing a pond, S 87° 08' 56" E (called S 82° 13' 06" E), at 156.77 feet pass on line a ½" iron rod found for the most Westerly Southeast corner of the said residue tract of the said 2.000 acre (780/331) tract and the Southwest corner of the said 0.50 acre tract, at a total distance of 314.17 feet (called 313.82 feet) a ½" iron rod found, on the West ROW line of the said FM Highway No. 1669, for the Northeast corner of the said 2.454 acre tract and the Southeast corner of the said 0.50 acre tract, from which a telephone junction box bears N 04° 21' W at 2.9 feet;


THENCE, along the East boundary line of the said 2.454 acre tract and along the West ROW line of the said FM Highway No. 1669, S 23° 25' 36" E, at 79.37 feet pass on line a concrete ROW monument found (broken), at a total distance of 308.47 feet (called S 18° 34' 13" E at 308.43 feet) the **POINT AND PLACE OF BEGINNING** and containing 2.457 acres of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD 83, International Survey Foot.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.



EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
Engineering and Surveying

  
Errol A. Collins (signature in blue ink)  
Registered Professional Land Surveyor No. 5412  
Texas Surveying Firm No. 10029100  
408 North Third Street  
Lufkin, Texas 75901  
(936) 634-5528  
March 6, 2024