

**BILL RASBEARY & ASSOCIATES, LLC**

REGISTERED PROFESSIONAL LAND SURVEYOR  
1150 Lacey Four Road, Groveton Texas 75845-2316  
Phone: (936) 366-7516

INVOICE NO. 2309

May 26, 2023

Client: SGP TEXAS LLC

---

Re: 0.66 acre mortgage/loan survey  
G. W. WILSON SUR., A-628  
Trinity County, Texas  
GNSS survey, Calculation, plat, field notes,  
and corner set

Sub-total	\$ 1,675.02
Sales tax	\$ 101.25
Total	\$ 1,776.27

THANK YOU FOR ALLOWING US  
TO SERVE YOU

**THE STATE OF TEXAS**

**"TO WHOM IT MAY CONCERN"**

**COUNTY OF TRINITY**

I, Bill E. Rasbeary, Registered Professional Land Surveyor #1857, do hereby certify that the attached plat is true and correct and shows all that certain tract of land described as follows, to-wit:

**SGP TEXAS LLC**

**Being** 0.66 acres of land, more or less, part of the G. W. WILSON SURVEY, A-628, Trinity County, Texas, the City of Trinity, Texas being the same land described in two (2) tracts in a Warranty Deed with Vendor's Lien, dated July 30, 1986, from Janie Jewel Smith to Rafael Serda and wife, Lupe Serda recorded in Volume 366, Page 678 of the Official Records of Trinity County, Texas, and being more particularly described in metes and bounds as follows, to-wit:

**Beginning** at a 5/8" steel reinforcing rod found for the Northwest corner of this tract, the Northwest corner of Lot 4 of the Subdivision Elzira in the Jessie Gibson Addition to the North City of Trinity as shown on a subdivision plat recorded in Cabinet A, Slide 57 of the Plat Records of Trinity County, Texas being TRACT ONE in the said Volume 366, Page 678, and the Northeast corner of Lot 49 of the Ridgecrest Addition as shown on a subdivision plat filed in Cabinet A, Slide 128 of the Plat Records of Trinity County, Texas;

**Thence** S 1° 40' 17" E 192.83, with the West boundary line of this tract, the West boundary line of said Lot 4, the East boundary line of the said Lot 49, and the East boundary line of the residue of Lot 50 of the said Ridgecrest Addition, to a 100d nail marked RPLS 1857 set for the Southwest corner of this tract, the Southwest corner of the said Lot 4, and the Northwest corner of a tract described as TRACT TWO in a Warranty Deed with Vendor's Lien, dated December 1, 2020, from Gary Welborn to Donnie McKendree, a married man recorded in Volume 1053, Page 237 of the Official Records of Trinity County, Texas from which a 1/2" steel reinforcing rod found bears S 13° 51' 29" E 2.07 feet, and a 5/8" steel reinforcing rod found for the Southeast corner of the residue of the said Lot 50 bears S 1° 40' 17" E 181.89 feet;

**Thence** N 88° 11' 20" E 145.48 feet, with the South boundary line of this tract, the South boundary line of the said Lot 4, the South boundary line of an 0.11 acre tract described as TRACT TWO in the said Volume 366, Page 678, the North boundary line of TRACT TWO of the said Volume 1053, Page 237, and the North boundary line of a 0.103 acre tract described in the said Volume 1053, Page 237, to a 100d nail marked RPLS 1857 set for the Southeast corner of this tract, the Southeast corner of the said 0.11 acre tract, and the Northeast corner of the said 0.103 acre tract in the West boundary line of a 0.803 acre tract described in a Warranty Deed, dated February 28, 2001, from Olga Beth Dalfrey, the surviving sister of Era Vivian Kelley, Deceased and Patsy Ann (Brasher) Miller, Polly Diane (Brasher) Hamby and Peggy Jane (Brasher) Wilkins, the only children of M. P. Brasher (the surviving brother of Era Vivian (Brasher) Kelley, Deceased) to Jose A. Davalos recorded in Volume 658, Page 232 of the Official Records of Trinity County, Texas from which a 1/2" steel pipe found bears S 0° 08' 19" E 179.27 feet;

**Thence** N 0° 08' 19" W 191.85 feet, with the East boundary line of this tract, the East boundary line of the said 0.11 acre tract, the West boundary line of the said 0.803 acre tract, and land now or formerly belonging to Wayne Huffman, to a point at the beginning of a 7° 44' 24" degree

curve to the right with a radius of 740.25 feet, a central angle of 0° 15' 00", and a chord of N 0° 00' 49" W 3.23 feet;

**Thence** with the curve 3.23 feet, continuing with the East boundary line of this tract, the East boundary line of the said 0.803 acre tract, and the West boundary line of lands now or formerly belonging to Wayne Huffman, to a 100d nail marked RPLS 1857 set for the Northeast corner of this tract, the Northeast corner of the said 0.11 acre tract to an ell corner of the said lands now or formerly belonging to Wayne Huffman;

**Thence** two (2) calls with the North boundary line of this tract, the North line of the said 0.11 acre tract, the South line of the said lands now or formerly belonging to Wayne Huffman, and the South margin of the said Crescent Drive, as follows:

- 1) N 87° 31' 06" W 25.45 feet to a 100d nail marked RPLS 1857 set for the Northwest corner of the said 0.11 acre tract, the Northeast corner of the said Lot 4, a Southeast corner of the said lands now or formerly belonging to Wayne Huffman, and the Southeast corner of Crescent Drive;
- 2) S 86° 19' 43" W 125.40 feet to the **Point and Place of Beginning**.

Notes:

1) All bearings are referenced to the Texas State Plane Coordinate System, Central Zone #4203, NAD83, theta angle = 3° 00' 17" East.

2) Prepared from a survey performed on the ground by me, or under my supervision, on this day with the benefit of a title commitment.

TO THE LIEN HOLDERS, THE OWNERS OF THE PREMISES SURVEYED AND TITLE COMPANY:

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, conflict, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.



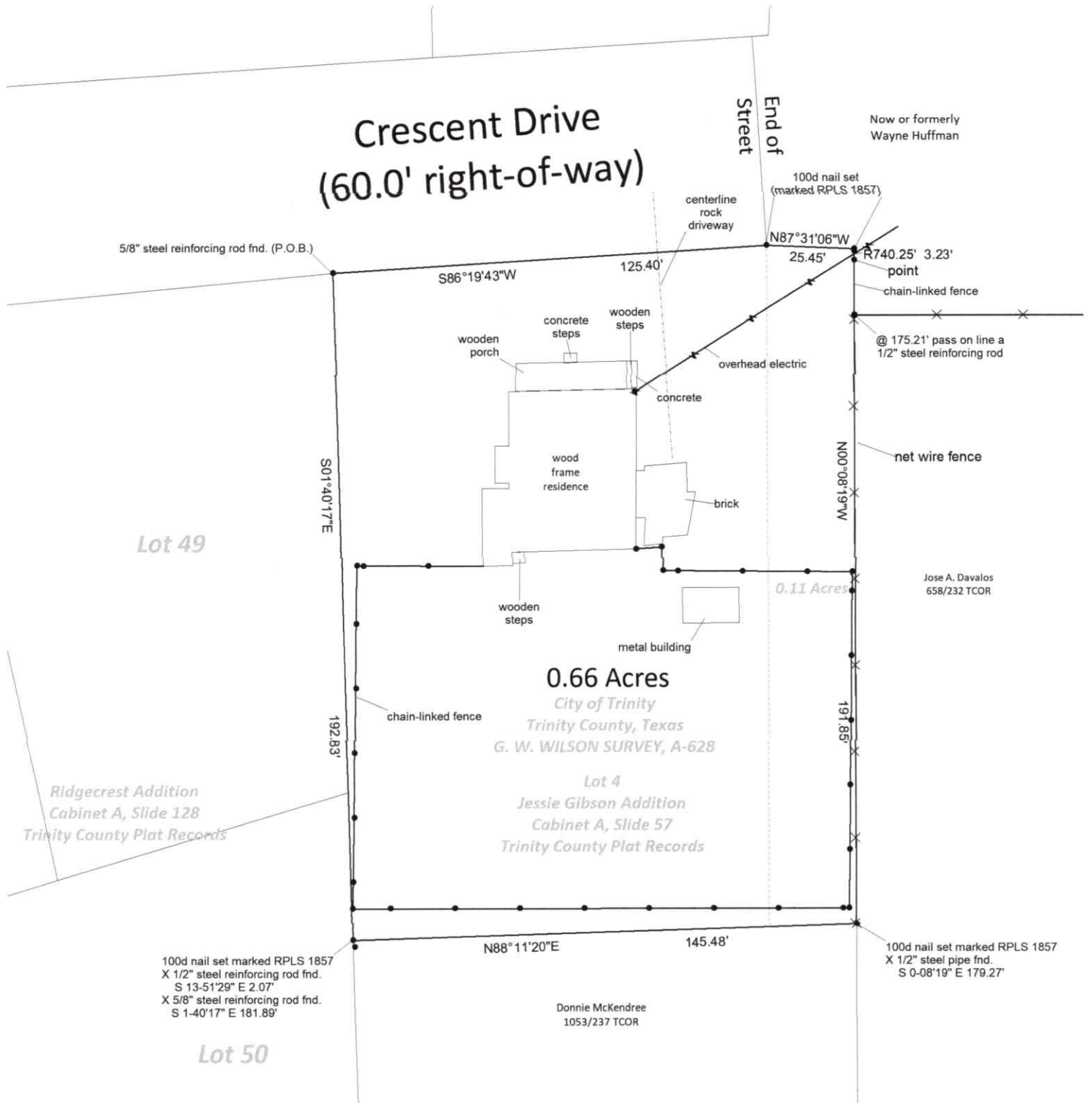
BILL RASBEARY AND ASSOCIATES, LLC  
FIRM #10194100

  
\_\_\_\_\_  
Bill E. Rasbeary  
Registered Professional Land Surveyor #1857

Date: May 26, 2023



Scale = 1 : 40.00 (In : US Feet)



**Notes:**

1) All bearings are referenced to the Texas State Plane Coordinate System, Central Zone #4203, NAD 83, theta angle = 3-00'17" East.

2) Prepared from a survey performed on the ground by me, or under my supervision, on this day without the benefit of a title commitment.



BILL RASBEARY AND ASSOCIATES, LLC  
FIRM #10194100

*Bill E. Rasbeary*  
Bill E. Rasbeary

Registered Professional Land Surveyor #1857

Date: May 26, 2023