

Reserving
this tract

**PLAT OF SURVEY
SHOWING
0.900 ACRES**

**BEING PART OF THE
GEORGE W. WILSON SURVEY, ABSTRACT 95
HOUSTON COUNTY, TEXAS**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	229.24'	26°27'24"	S 74°27'51" W	104.91'	105.85'

Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

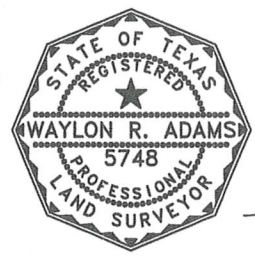
Note: This survey was prepared without the benefit of a Title Commitment and is subject to any easements and/or right of ways of record not indicated or shown hereon.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

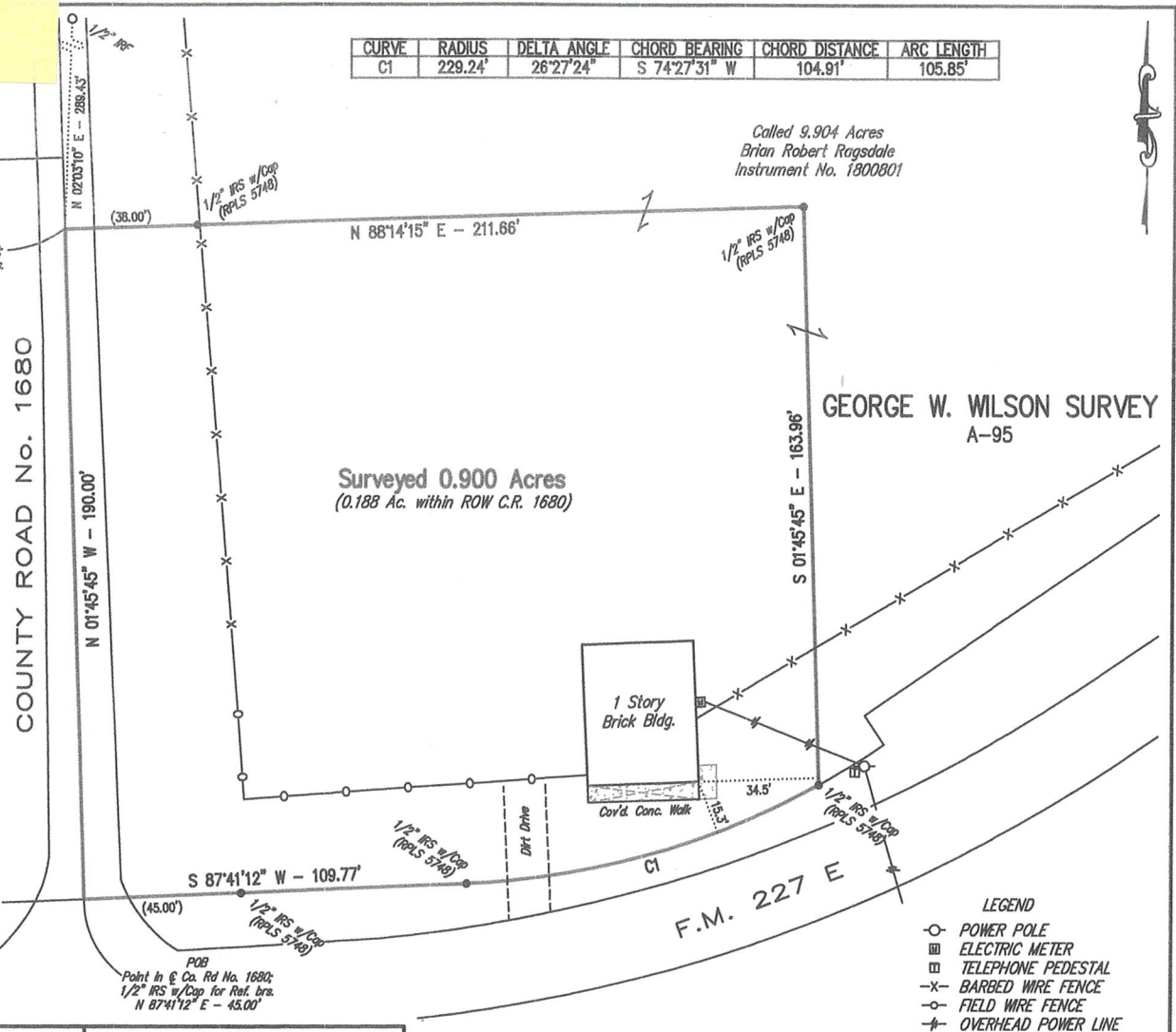
I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on December 5, 2023, and is being submitted along with a legal description of the tract(s) shown hereon.

Waylon R. Adams

Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748



First Tract
Called 1 Acre
Bobby Thomas
Instrument No. 1700232

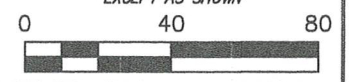


Called 9.904 Acres
Brian Robert Ragdale
Instrument No. 1800801

**GEORGE W. WILSON SURVEY
A-95**

**Surveyed 0.900 Acres
(0.188 Ac. within ROW C.R. 1680)**

- LEGEND**
- POWER POLE
 - ELECTRIC METER
 - ▣ TELEPHONE PEDESTAL
 - X- BARBED WIRE FENCE
 - FIELD WIRE FENCE
 - ⚡ OVERHEAD POWER LINE
- EXCEPT AS SHOWN



DRAWN BY: K.M.H.
JOB No.: 231844
DATE: 2/5/2024
FB/PG: 133/64

REVISIONS

EAST TO WEST SURVEYING, INC.
215 WINCHESTER DRIVE, SUITE 100
TYLER, TEXAS 75701
PH: (903) 405-3464, FAX: (903) 405-3474
TBPELS FIRM REGISTRATION No. 10194274



**PLAT OF SURVEY
BRIAN RAGSDALE**

9823 F.M. 227 E, GRAPELAND
HOUSTON COUNTY, TEXAS

0.900 ACRES
GEORGE W. WILSON SURVEY, ABSTRACT 95
HOUSTON COUNTY, TEXAS
BRIAN RAGSDALE
JOB No. 231844

February 5, 2024

BEING 0.900 ACRES OF LAND situated in the George W. Wilson Survey, Abstract 95, Houston County, Texas and being part of that certain called 9.904 acre tract conveyed to the Brian Robert Ragsdale as recorded in Instrument No. 1800801 of the Official Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

BEGINNING at a point in the north line of Farm to Market Highway No. 227 and the centerline of County Road No. 1680 for the southwest corner of said called 9.904 acre tract and the southeast corner of that certain called 1 acre tract described as the "First Tract" in a deed to Bobby Thomas as recorded in Instrument No. 1700232 of the Official Records of Houston County, Texas, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 87°41'12" E - 45.00';

THENCE North 01°45'45" West with the west line of said called 9.904 acre tract, the east line of said called 1 acre tract, and generally with the centerline of said County Road No. 1680 a **distance of 190.00 feet** to a point for corner in same, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 88°14'15" E - 38.00', and a ½" iron rod found as a reference to the northwest corner of said called 9.904 acre tract bears N 02°03'10" E - 289.43 feet;


THENCE North 88°14'15" East across said called 9.904 acre tract a **distance of 211.66 feet** to a ½" iron rod with cap (RPLS) set for corner;

THENCE South 01°45'45" East continuing across said called 9.904 acre tract a **distance of 163.96 feet** to a ½" iron rod with cap (RPLS) set for corner in the south line of said called 9.904 acre tract and the north line of said Farm to Market Highway No. 227 E;

THENCE with the south line of said 9.904 acre tract and the north line of Farm to Market Highway No. 227 E, same being with a curve to the right having a radius 229.24', a delta angle of 26°27'24", and a chord that bears **South 74°27'31" West a distance of 104.91 feet**, along an arc length of 105.85 feet to a ½" iron rod with cap (RPLS 5748) set for the end of said curve;

THENCE South 87°41'12" West continuing with the south line of said called 9.904 acre tract and the north line of said Farm to Market Highway No. 227 E a **distance of 109.77 feet** back to the **PLACE OF BEGINNING**, as surveyed by Waylon R. Adams, R.P.L.S. No. 5748 on December 5, 2023, and containing **0.900 ACRES OF LAND**, of which 0.188 acres lies within the occupied ROW of said County Road No. 1680.

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision on December 5, 2023, and is being submitted along with a plat of the tract(s) described herein.



Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748

