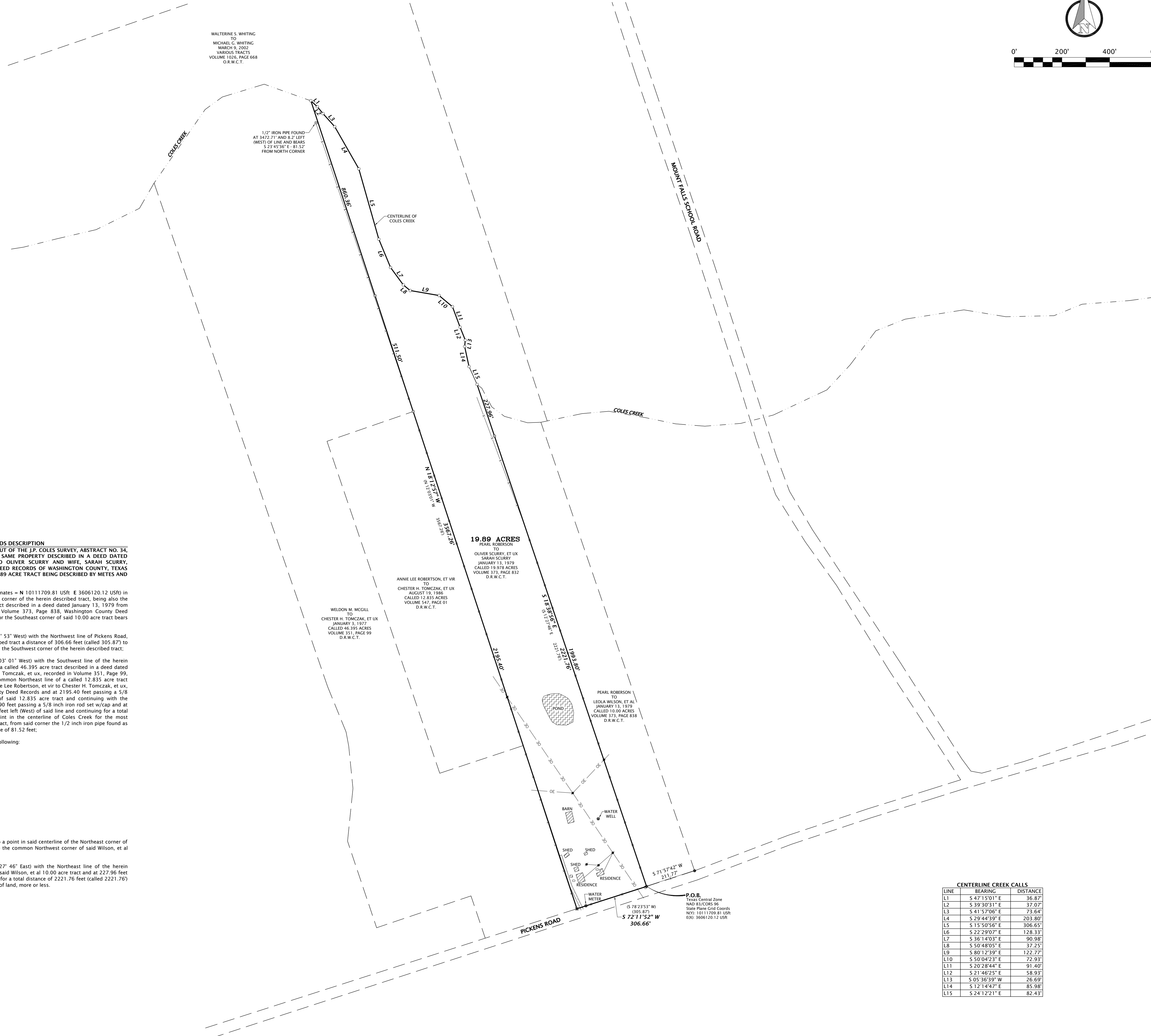
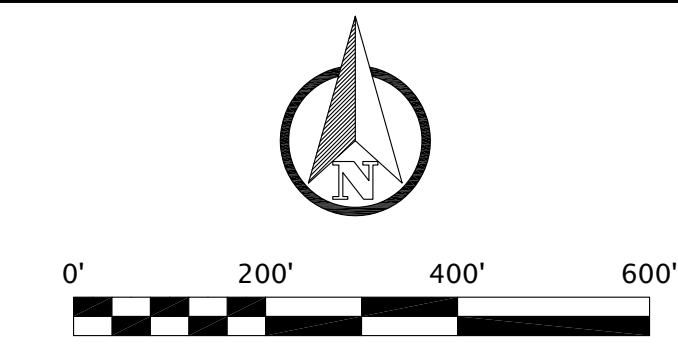


WASHINGTON COUNTY, TEXAS  
J.P. COLES SURVEY  
ABSTRACT NO. 34



WALTERNE S. WHITING  
TO  
MICHAEL G. WHITING  
MARCH 9, 2002  
VARIOUS TRACTS  
VOLUME 1505, PAGE 668  
D.R.W.C.T.

1/2" IRON PIPE FOUND  
AT 342.71' AND 8.2' LEFT  
(WEST) OF LINE AND BEARS  
S 23°43'06" E - 81.32'  
FROM NORTH CORNER

CENTERLINE OF  
COLES CREEK

WALNUT FALLS SCHOOL BOOD

19.89 ACRES  
PEARL ROBERSON  
TO  
OLIVER SCURRY, ET UX  
SARAH SCURRY  
JANUARY 13, 1979  
CALLED 19.976 ACRES  
VOLUME 373, PAGE 832  
D.R.W.C.T.

WELDON M. MCGILL  
TO  
CHESTER H. TOMCZAK, ET UX  
JANUARY 3, 1977  
CALLED 46.395 ACRES  
VOLUME 547, PAGE 99  
D.R.W.C.T.

ANNIE LEE ROBERTSON, ET VIR  
TO  
CHESTER H. TOMCZAK, ET UX  
AUGUST 19, 1986  
CALLED 12.835 ACRES  
VOLUME 547, PAGE 01  
D.R.W.C.T.

PEARL ROBERSON  
TO  
LEOLA WILSON, ET AL  
JANUARY 13, 1979  
CALLED 10.00 ACRES  
VOLUME 373, PAGE 838  
D.R.W.C.T.

**METES AND BOUNDS DESCRIPTION**  
DESCRIPTION OF A 19.89 ACRE TRACT OF LAND OUT OF THE J.P. COLES SURVEY, ABSTRACT NO. 34, WASHINGTON COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED JANUARY 13, 1979 FROM PEARL ROBERSON TO OLIVER SCURRY AND WIFE, SARAH SCURRY, RECORDED IN VOLUME 373, PAGE 832, OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 19.89 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 3/8 inch iron rod found (Grid Coordinates = N 10111709.81 USF; E 3606120.12 USF) in the Northwest line of Pickens Road for the Southeast corner of the herein described tract, being also the common Southwest corner of a called 10.00 acre tract described in a deed dated January 13, 1979 from Pearl Roberson to Leola Wilson, et al, recorded in Volume 373, Page 838, Washington County Deed Records, from said corner a 3/8 inch iron rod found for the Southeast corner of said 10.00 acre tract bears North 71° 57' 42" East a distance of 211.77 feet;

**THENCE** South 72° 11' 52" West (called South 78° 23' 53" West) with the Northwest line of Pickens Road, being the common Southeast line of the herein described tract a distance of 306.66 feet (called 305.87) to a railroad tie fence corner post found and called for as the Southwest corner of the herein described tract;

**THENCE** North 18° 12' 57" West (called North 12° 03' 01" West) with the Southwest line of the herein described tract, being the common Northeast line of a called 46.395 acre tract described in a deed dated January 3, 1977 from Weldon N. McGill to Chester H. Tomczak, et ux, recorded in Volume 551, Page 99, Washington County Deed Records, being also the common Northeast line of a called 12.835 acre tract described in a deed dated August 19, 1986 from Annie Lee Robertson, et vir to Chester H. Tomczak, et ux, recorded in Volume 547, Page 01, Washington County Deed Records and at 2195.40 feet passing a 5/8 inch iron rod set w/cap for the Northerly corner of said 12.835 acre tract and continuing with the Northeast line of said 46.395 acre tract and at 2706.90 feet passing a 5/8 inch iron rod set w/cap and at 3472.71 feet passing a 1/2 inch iron pipe found 8.2 feet left (West) of said line and continuing for a total distance of 3567.26 feet (called 3567.26) to a point in the centerline of Coles Creek for the most Northerly corner of the herein described 19.89 acre tract, from said corner the 1/2 inch iron pipe found as reference above bears South 23° 45' 36" East a distance of 81.52 feet;

**THENCE** with the centerline of said Coles Creek, the following:

- South 47° 15' 01" East a distance of 36.87 feet;
- South 39° 30' 31" East a distance of 37.07 feet;
- South 41° 57' 06" East a distance of 73.64 feet;
- South 29° 44' 39" East a distance of 203.80 feet;
- South 15° 50' 56" East a distance of 306.65 feet;
- South 22° 29' 07" East a distance of 128.33 feet;
- South 36° 14' 03" East a distance of 90.98 feet;
- South 50° 48' 05" East a distance of 37.25 feet;
- South 80° 12' 39" East a distance of 122.77 feet;
- South 50° 04' 23" East a distance of 72.93 feet;
- South 20° 58' 44" East a distance of 91.40 feet;
- South 21° 46' 25" East a distance of 58.93 feet;
- South 05° 36' 39" West a distance of 26.69 feet;
- South 12° 14' 47" East a distance of 65.96 feet;
- South 24° 12' 21" East a distance of 82.43 feet to a point in said centerline of the Northeast corner of the herein described 19.89 acre tract, being also the common Northwest corner of said Wilson, et al 10.00 acre tract;

**THENCE** South 18° 38' 56" East (called South 12° 27' 46" East) with the Northeast line of the herein described tract, being the common Southwest line of said Wilson, et al 10.00 acre tract and at 227.96 feet passing a 5/8 inch iron rod set w/cap and continuing for a total distance of 2221.76 feet (called 2221.76) to the **POINT OF BEGINNING**, containing 19.89 acres of land, more or less.

**CENTERLINE CREEK CALLS**

LINE	BEARING	DISTANCE
L1	S 47° 15' 01" E	36.87
L2	S 39° 30' 31" E	37.07
L3	S 41° 57' 06" E	73.64
L4	S 29° 44' 39" E	203.80
L5	S 15° 50' 56" E	306.65
L6	S 22° 29' 07" E	128.33
L7	S 36° 14' 03" E	90.98
L8	S 50° 48' 05" E	37.25
L9	S 80° 12' 39" E	122.77
L10	S 50° 04' 23" E	72.93
L11	S 20° 58' 44" E	91.40
L12	S 21° 46' 25" E	58.93
L13	S 05° 36' 39" W	26.69
L14	S 12° 14' 47" E	65.96
L15	S 24° 12' 21" E	82.43

P.O.B.  
Texas Central Zone  
NAD 83/CORS 96  
State Plane Grid Coords  
NAD 83  
10111709.81 USF  
E00 3606120.12 USF

**SURVEYOR'S NOTES**

HORIZONTAL DATUM: NAD83/CORS 96 (EPOCH: 2002)  
VERTICAL DATUM: NAVD 88  
COMBINED SCALE FACTOR: 0.99993877  
BEARING BASIS: TX LAMBERT GRID CENTRAL ZONE  
DISTANCES SHOWN ARE SURFACE VALUES

- SURVEY NOTES**
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
  - DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  - THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON DECEMBER 20, 2010 (EFFECTIVE: DECEMBER 6, 2010) BY WASHINGTON COUNTY ABSTRACT, CF NO. 3101206.
  - PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
  - THAT CERTAIN RIGHT OF WAY EASEMENT FOR WATER PIPELINE, RECORDED IN VOLUME 512, PAGE 611, WASHINGTON COUNTY OFFICIAL RECORDS HAS BLANKET ACCESS.
  - A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

- UTILITY NOTES**
- ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS MARKED ABOVE GROUND. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**SURVEYOR CERTIFICATION**

THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND HEREIN SET FORTH THE FACTS FOUND AT THE TIME OF SURVEY.

*Matthew W. Loessin*  
FOR FRANK SURVEYING CO., INC.  
BY: MATTHEW W. LOESSIN, RPLS  
TEXAS REGISTRATION NO. 5953



- LEGEND**
- 5/8" IRON ROD SET W/ 2" ALUM. CAP
  - 3/8" IRON ROD FOUND
  - ⊙ 1/2" IRON PIPE FOUND
  - RAILROAD TIE FENCE CORNER
  - POINT IN CENTERLINE CREEK
  - ABOVE GROUND PROPANE TANK
  - TELEPHONE RISER
  - OVERHEAD ELECTRIC LINE
  - x- WIRE FENCE
  - ( ) RECORD INFORMATION

NO.	REVISION/ISSUE	DATE

**FRANK**  
SURVEYING COMPANY INC  
2205 Walnut Street - Columbus, TX 78934  
Ph: 979.732.3114 - Fax: 979.732.5271  
www.franksurveying.com  
LAND SURVEYING/ENERGY/GIS SERVICES

**SURVEY PLAT OF  
19.89 ACRES  
J.P. COLES SURVEY  
ABSTRACT NO. 34  
WASHINGTON COUNTY, TX**

DATE:	12/18/2010	SHEET	
DRAWN BY:	ATL	<b>SV1</b>	
CHECKED BY:	MWL		
FIELD CREW:	AJM/CJF		
PROJECT NO.:	1012289		
COUNTY:	WASHINGTON		
SCALE:	1" = 200'		SHEET 1 OF 1