

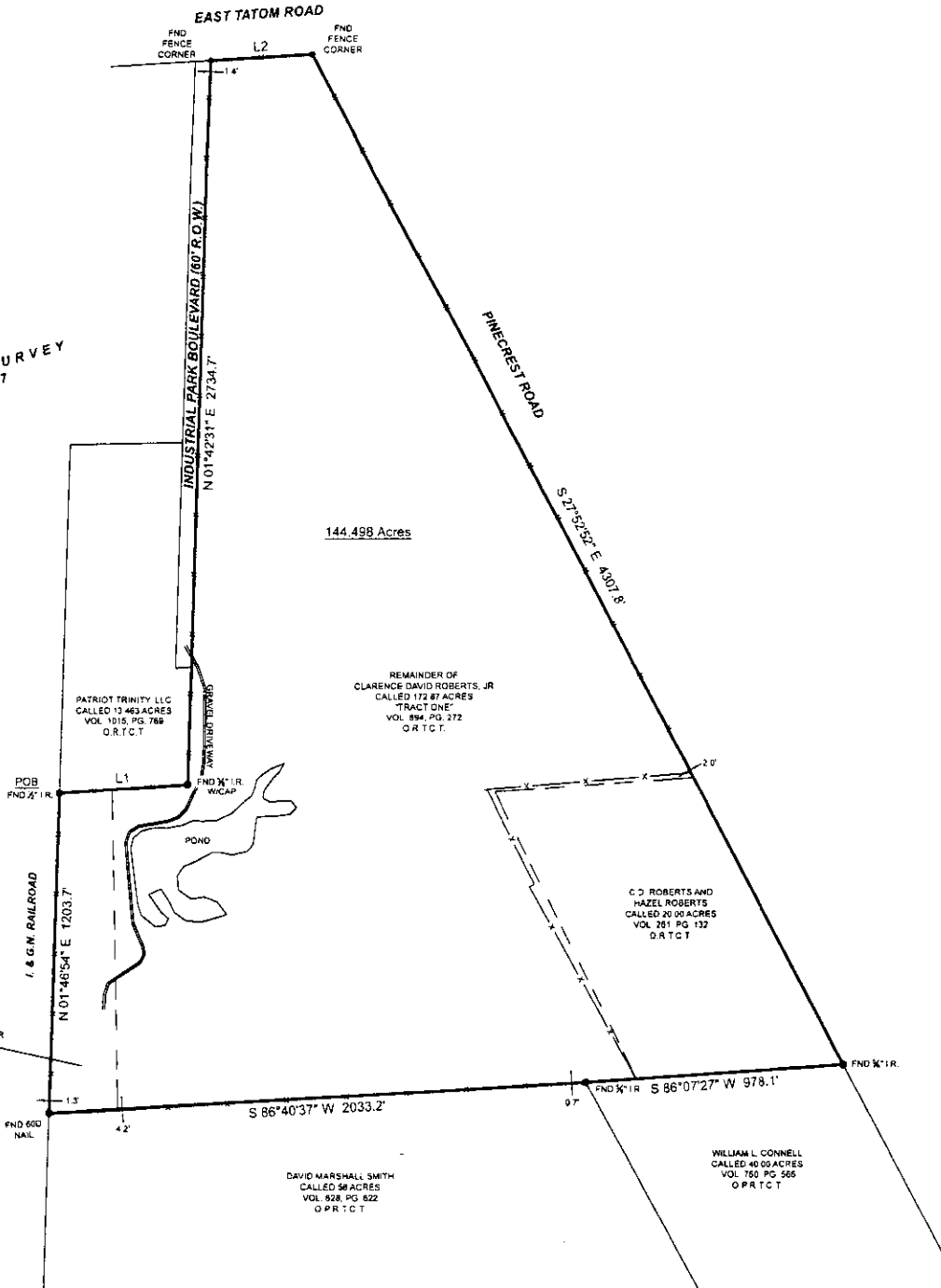
N/P	BEARING	DISTANCE
N	N 86° 37' 00" E	490.32
S	S 27° 52' 52" E	4307.8
S	S 86° 07' 27" W	978.1
N	N 01° 42' 31" E	2734.7
N	N 01° 46' 54" E	1203.7

**MAP LEGEND**

- Set Iron Rod w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- Found Fence Corner Post
- Wire Fence
- Edge of Road - Asphalt/Gravel



**WILLIAM BEARDSLEY SURVEY  
ABSTRACT No. 77**



144.498 Acres

REMAINDER OF  
CLARENCE DAVID ROBERTS, JR.  
CALLED 172.87 ACRES  
"TRACT ONE"  
VOL. 894, PG. 272  
O.R.T.C.T.

C.D. ROBERTS AND  
HAZEL ROBERTS  
CALLED 20.00 ACRES  
VOL. 181 PG. 132  
O.R.T.C.T.

WILLIAM L. CONNELL  
CALLED 40.00 ACRES  
VOL. 180 PG. 565  
O.P.R.T.C.T.

DAVID MARSHALL SMITH  
CALLED 56 ACRES  
VOL. 828, PG. 822  
O.P.R.T.C.T.

REMAINDER OF  
CLARENCE DAVID ROBERTS, JR.  
CALLED 9.5 ACRES  
"TRACT TWO"  
VOL. 894, PG. 272  
O.R.T.C.T.

PATRIOT TRINITY LLC  
CALLED 13.463 ACRES  
VOL. 1015, PG. 786  
O.R.T.C.T.

Surveyor has relied on information provided by  
Sleavitt Title Guaranty Company  
G.F. No. 2021091430  
Effective date: October 08, 2021

The Subject Tract(s) as shown hereon may be subject to the following claim listed in Schedule B, of said Title Commitment

- 1) Easement to Trinity Run Water Supply Corporation per Vol. 198, Pg. 84 O.R.T.C.T. (Blanket)
- 2) Easement to Gulf States Utility Company per Vol. 223, Pg. 328 O.R.T.C.T. (Blanket)
- 3) Easement to Gulf States Utility Company per Vol. 296, Pg. 33 O.R.T.C.T. (Blanket)

Purchaser: Jerry C. Ellisor  
Address: 585 Industrial Park Blvd.  
Trinity, Texas 75852  
Survey: William Beardsley Survey, A - 77  
Area: 144.498 Acres  
Trinity County, Texas

Job No: E151-01  
Scale: 1" = 300'  
Date: 11/11/2021  
Drawn By: JSJ  
Field Crew: TC  
Checked By: MJW  
Revised: [initials]

**BOUNDARY SURVEY**

BEING a 144.498 acre tract situated in the William Beardsley Survey, Abstract Number 77 Trinity County, Texas, being composed of the remainder of that certain called 172.87 and the remainder of that certain called 9.5 acre tract described in instrument to Clarence David Roberts, Jr. recorded in Volume 894, Page 272 of the Official Records of Trinity County, Texas (O.R.T.C.T.), and that certain called 20.00 acre tract of land described in instrument to C.D. Roberts and Hazel Roberts, recorded in Volume 181, Page 132 of the Deed Records of Trinity County, Texas (D.R.T.C.T.); said 144.498 acre tract being more particularly described by attached metes and bounds description.

Surveyor's Note:  
Improvements not shown per the clients request

I hereby certify that the survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at the time and that the survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying



*Carey A. Johnson*  
Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

**TEXAS**  
PROFESSIONAL  
SURVEYING, LLC  
3032 N. FRAZIER STREET, CONROE, TX 77303  
PH: (281) 567-7447 • FAX: (281) 567-7448  
WWW.SURVEYINGINTEXAS.COM  
FIRM REGISTRATION NO. 102834-00

**Notes of Bearings**  
Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4205).