GRAPHIC SCALE

1 inch = 80 ft.

PROPERTY DESCRIPTION:

BEING A 22.27 ACRE TRACT OF LAND (CALLED 22.25 ACRES), IN THE SQUIRE CRUSE LEAGUE, ABSTRACT NO. 13 TYLER COUNTY, TEXAS, BEING THE SAME TRACT, DESCRIBED IN CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO DAVID K. MAINS DATED OCTOBER 3, 1975 AND RECORDED IN VOLUME 336, PAGE 823 OF THE TYLER COUNTY DEED RECORDS, SAID 22.27 ACRE TRACT BEING DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A POINT FOR CORNER AT THE SOUTHEAST CORNER OF THIS TRACT, IN THE SOUTH LINE OF THE SQUIRE CRUSE LEAGUE, FROM WHICH A 20" WHITE OAK BEARS N 06°30'E 18.40 FEET.

THENCE NORTH 10° 31' 47" EAST ALONG AND WITH THE EAST LINE OF THIS TRACT, 868.10 FEET TO A POINT FOR CORNER FROM WHICH A BEARS SOUTH 60° 06' 39" WEST A DISTANCE OF 0.84 FEET IRON PIPE AT THE NORTHEAST CORNER OF SAME;

THENCE NORTH 78° 06' 28" WEST ALONG AND WITH THE NORTH LINE OF THIS TRACT, 1159.60 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAME, FROM WHICH A 22" HICKORY BEARS NORTH 8.33 FEET.

THENCE SOUTH 09° 05' 32" WEST ALONG AND WITH THE WEST LINE OF THIS TRACT, 40.65 FEET TO A POINT FOR CORNER AT A ANGLE CORNER OF SAME, ON THE EAST EDGE OF A COUNTY MAINTAINED GRADED ROAD.

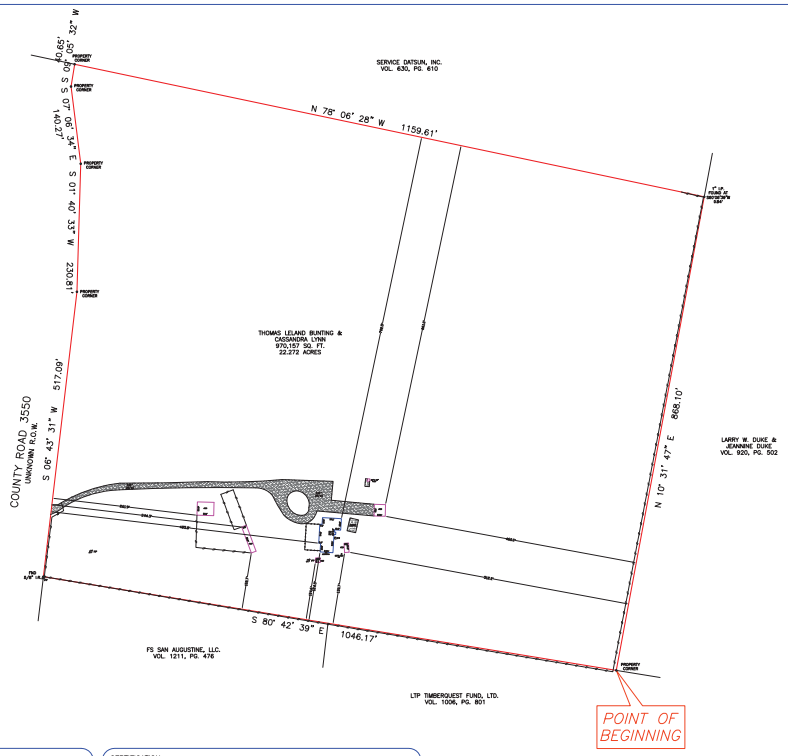
THENCE ALONG AND WITH THE EAST EDGE OF SAID ROAD, SAME BEING THE WEST LINE OF THIS TRACT AS FOLLOWS.

1. SOUTH 07° 06' 34" EAST 140.27 FEET,

2. SOUTH 01° 40' 33" WEST 230.81 FEET,

3. SOUTH 06° 43' 37" WEST 517.09 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT, IN THE SOUTH LINE OF THE SAID CRUSE LEAGUE, FROM WHICH A TELEPHONE POLE BEARS SOUTH 10° 55' 00" EAST 1.90 FEET.

THENCE SOUTH 80° 42' 39" EAST ALONG AND WITH THE SAID SOUTH LINE, 1046.17 FEET TO THE PLACE OF BEGINNING CONTAINING 22.27 ACRES OF LAND.



BOUNDARY SURVEY OF

BEING A 22.27 ACRE TRACT OF LAND (CALLED 22.25 ACRES), IN THE SQUIRE CRUSE LEAGUE, ABSTRACT NO. 13 TYLER COUNTY, TEXAS, BEING THE SAME TRACT, DESCRIBED IN CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO DAVID K. MAINS DATED OCTOBER 3, 1975 AND RECORDED IN VOLUME 336 PAGE 823 OF THE TYLER COUNTY DEED RECORDS.

SURVEY SOLUTIONS OF TEXAS

Professional Land Surveying

FIRM NUMBER 10194375

5206 IRVINGTON BLVD. SUITE D1

HOUSTON, TEXAS 77009

(713) 834–2277

F.I.R.M. NO. 48457C PANEL 0350 C

REVISED DATE: 04/04/11 ZONE X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: THOMAS BUNTING AND CASSANDRA BUNTIN

ADDRESS: 446 COUNTY ROAD 3550, WOODVILLE, TEXAS 75979

TITLE CO: CHICAGO TITLE

GF. NO: CTH–CO–CTT20724627PH

G.F. EFFECTIVE DATE: 05/29/2020

JOB NO.: 064520

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

XAVIER CHAPA 2568

Xavier Chapa 7/16/2020

XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

NOTES:

1. BEARINGS BASED ON PLAT.

2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.

4. SUBJECT TO ALL THE TERMS, CONDITIONS AND STIPULATIONS AS SET OUT IN THAT CERTAIN EASEMENT SHOWN IN INSTRUMENT DATED NOVEMBER 28, 1989, FROM OTHO WADE FRANKLIN TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 507, PAGE 493, ET SEQ., OFFICIAL PUBLIC RECORDS, TYLER COUNTY, TEXAS.

5. SUBJECT TO ANY PART OF THE HEREIN DESCRIBED TRACT WHICH LIES WITHIN THE BOUNDARY OR RIGHT OF WAY OF THE COUNTY MAINTAINED GRADED ROAD, AS REFLECTED ON THE PLAT, DATED APRIL 1987, PREPARED BY O. G. TOLBERT, R.P.L.S. NO. 1839.

6. ANY VISIBLE OR APPARENT EASEMENTS OR ROADWAYS ACROSS, OVER, OR ON THE SUBJECT PROPERTY. THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD, INCLUDING, BUT NOT LIMITED TO, ANY PUBLIC UTILITY EASEMENTS ABOVE OR BELOW THE SURFACE OF THE HEREIN DESCRIBED PROPERTY POSSESSED BY ANY PRIVATE OR PUBLIC UTILITY COMPANIES OR MUNICIPALITIES.