23.827 ACRES
BEING THE RESIDUE OF
A CALLED 48.096 ACRE TRACT
AND A CALLED 18.900 ACRE TRACT
INSTRUMENT No. 044308
HOUSTON COUNTY, TEXAS

CURVE	RADIUS	DELTA	CH. BRG.	CH. DIST.	LENGTH
C1	1372.39'	16°35'14"	S 03°47'18" W	395.92'	397.31'

LINE	BEARING	DISTANCE
L1	N 25°18'51" E	72.07'
L2	S 70°27'02" E	82.81'
L3	S 89°27'26" E	123.95'
L4	N 24°39'40" E	62.43'
L5	S 65°54'30" E	77.15'
L6	N 25°11'11" E	189.52'
L7	N 58°07'41" E	57.02'
L8	N 77°52'15" E	70.66'
L9	N 25°18'51" E	118.53'
L10	N 65°54'30" W	194.27'

A.A. Davis Title, LLC
GF No. 17415TRG

(NOTE: Easement research was limited to data provided by above referenced Title Company.)

Schedule "B"

10g) Easement: Volume 450, Page 391 – Unable to determine.
10l) Right of Way: Volume 367, Page 511 – Unable to determine.
10m) Channel Easement: Volume 427, Page 505 – Does affect as shown.
10n) Easement: Volume 440, Page 436 – Unable to determine.
10o) Right of Way: Volume 440, Page 247 – Unable to determine.
10p) Right of Way: Instrument No. 063324 – Unable to determine.

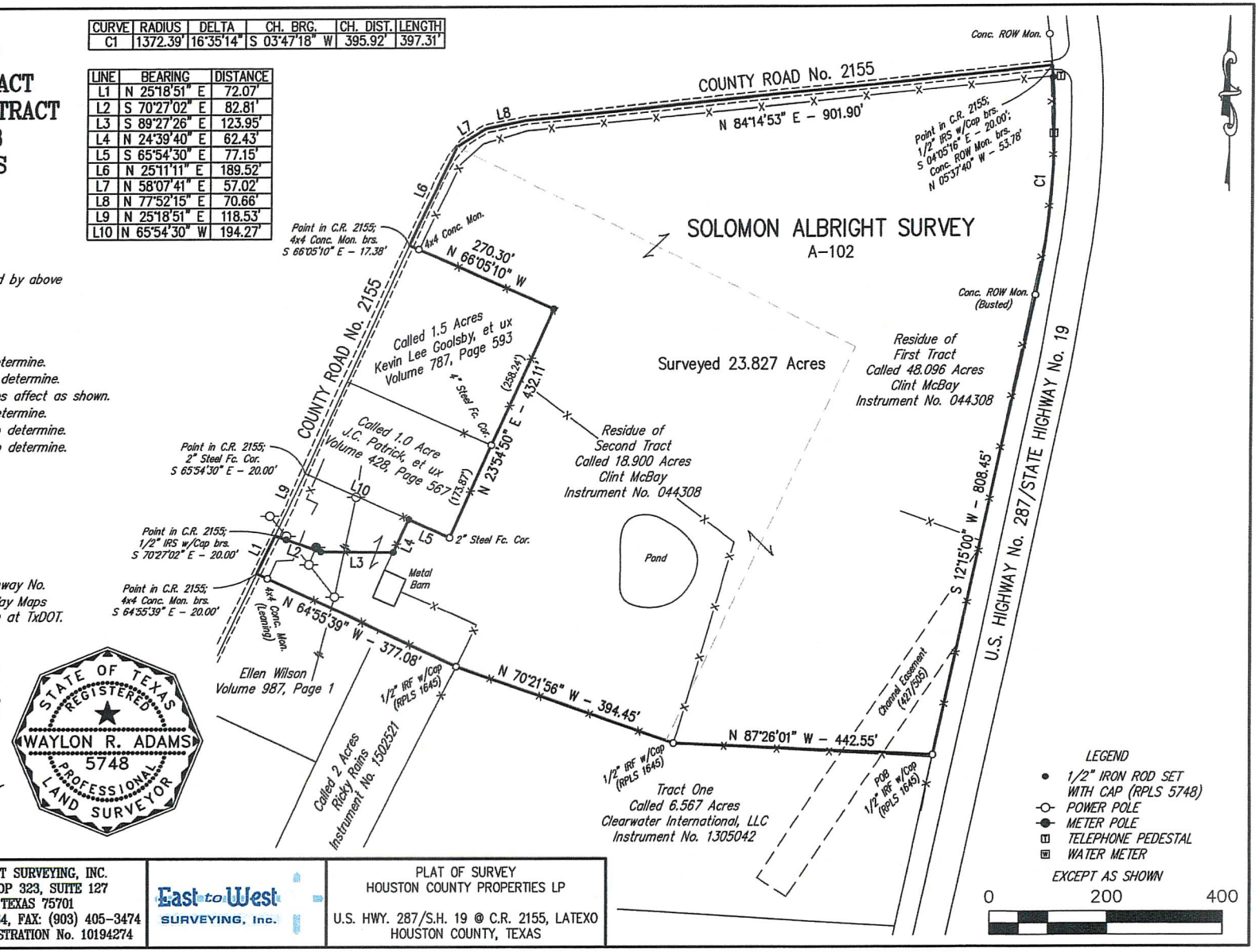
Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

Note: Bearings are based on the west line of U.S. Highway No. 287/State Highway No. 19 according to the Right of Way Maps dated December, 1931 and revised in April, 1956 on file at TxDOT.

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 November 1, 2017, and is being submitted along with a legal description of the tract(s) shown hereon.

STATE OF TEXAS
REGISTERED
WAYLON R. ADAMS
5748
PROFESSIONAL
LAND SURVEYOR

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



LEGEND
- *1/2" IRON ROD SET WITH CAP (RPLS 5748)*
- *POWER POLE*
- *METER POLE*
- *TELEPHONE PEDESTAL*
- *WATER METER*

EXCEPT AS SHOWN

0 200 400

DRAWN BY: W.R.A.	REVISIONS	EAST TO WEST SURVEYING, INC.	East to West SURVEYING, Inc.	PLAT OF SURVEY
JOB No.: 170246	11/5/2017	1530 SSW LOOP 323, SUITE 127		HOUSTON COUNTY PROPERTIES LP
DATE: 11/3/2017		TYLER, TEXAS 75701		U.S. HWY. 287/S.H. 19 @ C.R. 2155, LATEXO
FB/PG: 104/15		PH: (903) 405-3464, FAX: (903) 405-3474		HOUSTON COUNTY, TEXAS
		TBPLS FIRM REGISTRATION No. 10194274		

East to West
SURVEYING, Inc.
1530 SSW LOOP 323, STE. 127 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPLS FIRM REG. No. 10194274

23.827 ACRES
SOLOMON ALBRIGHT SURVEY, ABSTRACT 102
HOUSTON COUNTY, TEXAS
HOUSTON COUNTY PROPERTIES LP
JOB No. 170246

November 5, 2017

BEING 23.827 ACRES OF LAND situated in the Solomon Albright Survey, Abstract 102, Houston County, Texas and being the residue of that certain called 48.096 acre tract described as the "First Tract" and the residue of that certain called 18.900 acre tract described as the "Second Tract" in a deed to Clint McBay as recorded in Instrument No. 044308 of the Official Public Records of Houston County, Texas. Said 23.827 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap (RPLS 1645) found in the west line of U.S. Highway No. 287/State Highway No. 19 for the northeast corner of that certain called 6.567 acre tract described as "Tract One" in a deed to Clearwater International, LLC as recorded in Instrument No. 1305042 of the Official Public Records of Houston County, Texas;

THENCE North 87°26'01" West with the north line of said called 6.567 acre tract and generally with a fence **a distance of 442.55 feet** to a ½" iron rod with cap (RPLS 1645) found at a 6" wood fence corner post for an angle break in the north line of said called 6.567 acre tract;

THENCE North 70°21'56" West continuing with the north line of said called 6.567 acre tract and generally with a fence **a distance of 394.45 feet** to a ½" iron rod with cap (RPLS 1645) found at a 6" wood fence corner post for the northwest corner of said called 6.567 acre tract and the northeast corner of that certain called 2 acre tract conveyed to Ricky Rains as recorded in Instrument No. 1502521 of the Official Public Records of Houston County, Texas;

THENCE North 64°55'39" West with the north line of said called 2 acre tract and the north line of that certain tract conveyed to Ellen Wilson as recorded in Volume 987, Page 1 of the Official Public Records of Houston County, Texas **a distance of 377.08 feet** to a point in County Road No. 2155 for the northwest corner of said Ellen Wilson tract, from which a 4"x4" concrete monument found (leaning) bears S 64°55'39" E – 20.00';

THENCE North 25°18'51" East with said County Road No. 2155 **a distance of 72.07 feet** to a point for corner in same, from which a ½" iron rod with cap (RPLS 5748) set for reference bears S 70°27'02" E – 20.00', and the southwest corner of that certain called 1.0 acre tract conveyed to J.C. Patrick, et ux as recorded in Volume 428, Page 567 of the Deed Records of Houston County, Texas bears N 25°18'51" E – 118.53', from which a 2" steel fence corner post bears S 65°54'30" E – 20.00';

THENCE South 70°27'02" East partially with a fence **a distance of 82.81 feet** to a ½" iron rod with cap (RPLS 5748) set for corner;

THENCE South 89°27'26" East generally with a fence **a distance of 123.95 feet** to a ½" iron rod with cap (RPLS 5748) set for corner;

THENCE North 24°39'40" East generally with a fence **a distance of 62.43 feet** to a ½" iron rod with cap (RPLS 5748) set for corner, from which said southwest corner of said called 1.0 acre tract N 65°54'30" W – 194.27', from which a 2" steel fence corner post bears S 65°54'30" E – 20.00'

THENCE South 65°54'30" East with the south line of said called 1.0 acre tract and generally with a fence **a distance of 77.15 feet** to a 2" steel fence corner post found for the southeast corner of said called 1.0 acre tract;

THENCE North 23°54'50" East with the east line of said called 1.0 acre tract and generally with a fence, at a distance of 173.87' passing a 4" steel fence corner post found for the northeast corner of said called 1.0 acre tract and the southeast corner of that certain called 1.5 acre tract conveyed to Kevin Lee Goolsby, et ux as recorded in Volume 787, Page 593 of the Official Public Records of Houston County, Texas, and continuing with the east line of said called 1.5 acre tract and generally with a fence for **a total distance of 432.11 feet** to a ½" iron rod with cap (RPLS 5748) set at a 6" wood fence corner post for the northeast corner of said called 1.5 acre tract;

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THENCE North 66°05'10" West with the north line of said called 1.5 acre tract and generally with a fence **a distance of 270.30 feet** to a point in said County Road No. 2155 for the northwest corner of said called 1.5 acre tract, from which a 4"x4" concrete monument found bears S 66°05'10" East – 17.38';

THENCE with said County Road No. 2155 as follows:

North 25°11'11" East a distance of 189.52 feet to a point,
North 58°07'41" East a distance of 57.02 feet to a point,
North 77°52'15" East a distance of 70.66 feet to a point, and
North 84°14'53" East a distance of 901.90 feet to a point in the west line of said U.S. Highway No. 287/State Highway No. 19, from which a ½" iron rod with cap (RPLS 5748) set for reference bears S 04°05'16" E – 20.00', and a concrete ROW monument found bears N 05°37'40" W – 53.78';

THENCE with the west line of said U.S. Highway No. 287/State Highway No. 19 and generally with a fence, same being with a curve to the right having a radius of 1372.39', a delta angle of 16°35'14", a chord that bears S 03°47'18" W – 395.92', and an arc length of 397.31' to a concrete ROW monument found (busted) for corner in same;

THENCE South 12°15'00" West continuing with the west line of said U.S. Highway No. 287/State Highway No. 19 and generally with a fence **a distance of 808.45 feet** back to the **PLACE OF BEGINNING** and containing **23.827 ACRES OF LAND.**

Note: Bearings are based on the west line of U.S. Highway No. 287/State Highway No. 19 according to the Right of Way Maps dated December, 1931 and revised in April, 1956 on file at TxDOT.

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 November 1, 2017, 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

