

PLAT OF SURVEY



SCALE: 1" = 40'

**A. E. GOSSETT
SURVEY, A-423**

CALLED 0.95 ACRE
KATHRYN CALLAWAY SMITH
TO
ROY A. JULIAN JR. AND
GLENN J. JULIAN
JULY 14, 2020
INSTRUMENT NO. 20011297

5/8" IR Found
3/4" IP Found bears:
N 03°40'36" W - 0.25'

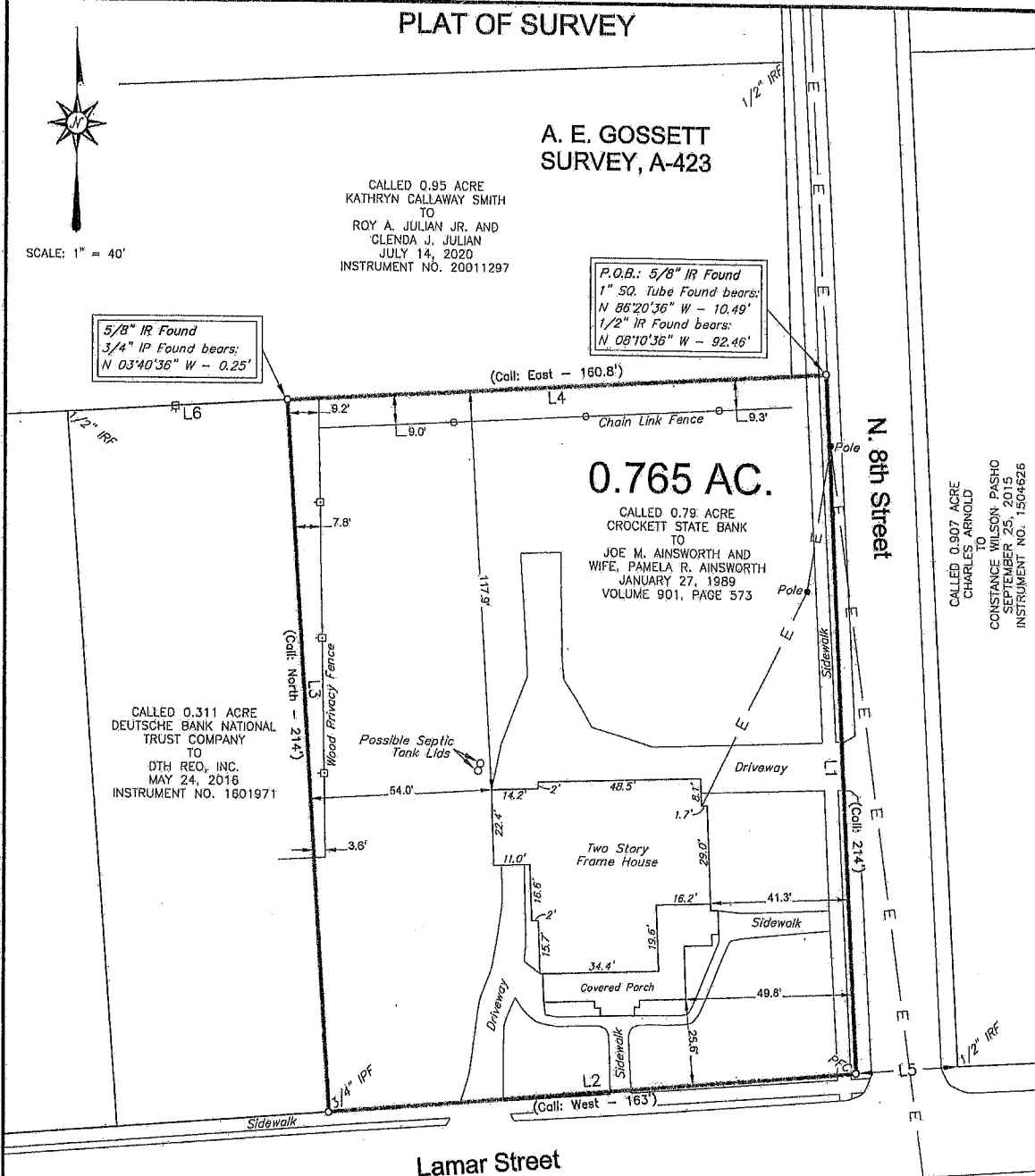
P.O.B.: 5/8" IR Found
1" SO. Tube Found bears:
N 86°20'36" W - 10.49'
1/2" IR Found bears:
N 08°10'36" W - 92.46'

0.765 AC.

CALLED 0.79 ACRE
CROCKETT STATE BANK
TO
JOE M. AINSWORTH AND
WIFE, PAMELA R. AINSWORTH
JANUARY 27, 1989
VOLUME 901, PAGE 573

CALLED 0.311 ACRE
DEUTSCHE BANK NATIONAL
TRUST COMPANY
TO
DTH REO, INC.
MAY 24, 2016
INSTRUMENT NO. 1601971

CALLED 0.907 ACRE
TO
CHARLES ARNOLD
CONSTANCE WILSON PASHO
SEPTEMBER 25, 2015
INSTRUMENT NO. 1504626

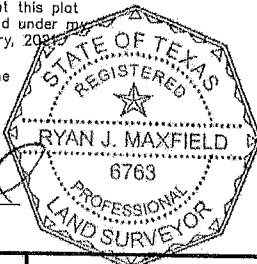


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of February, 2021.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of February, 2021.

RYAN J. MAXFIELD - R.P.L.S. No. 6763



LINE	BEARING	DISTANCE
L1	S 02°27'39" E	206.70'
L2	S 85°03'49" W	157.71'
L3	N 03°36'02" W	210.93'
L4	N 86°36'33" E	161.78'
L5	N 85°03'49" E	30.01'
L6	S 86°32'44" W	65.24'

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND	
Chain Link Fence	—○—
Wood Privacy Fence	—□—
Powerline	—E—
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER

**PLAT OF SURVEY
0.765 AC. LOCATED IN THE
A. E. GOSSETT SURVEY, A-423
HOUSTON COUNTY, TEXAS**

DRAWN BY: RM	SCALE: 1" = 40'
SURVEYED BY: SM	REF: 712 LAMAR ST
DATE: 02-23-2021	FILE NO: 2227-RTK.DWG

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

0.765 OF AN ACRE

All that certain lot, tract or parcel of land located within the A. E. Gossett Survey, Abstract No. 423 of Houston County, Texas and being all of a called 0.79 acre tract as described in a deed from Crockett State Bank to Joe M. Ainsworth and wife, Pamela R. Ainsworth, dated January 27, 1989 and recorded in Volume 901, Page 573 of the Deed Records of Houston County, Texas, and this 0.765 acre tract being more fully described as follows:

BEGINNING at a 5/8" Iron Rod Found in the West line of North 8th Street, at the Northeast corner of said 0.79 acre tract, from which a 1" Square Tube Found in the East line of a called 0.95 acre tract as described in a deed from Kathryn Callaway Smith to Roy A. Julian, Jr. and Glenda J. Julian, dated July 14, 2020 and recorded in Instrument No. 20011297 bears North 86 deg. 20 min. 36 sec. West, a distance of 10.49 feet and from which a 1/2" Iron Rod Found at the Northeast corner of said 0.95 acre tract bears North 08 deg. 10 min. 36 sec. West, a distance of 92.46 feet;

THENCE South 02 deg. 27 min. 39 sec. East, with the West line of said North 8th Street, a distance of 206.70 feet to a Point at the Southeast corner of said 0.79 acre tract, same being the intersection of the West line of said North 8th Street and the North line of Lamar Street, from which a 1/2" Iron Rod Found at the Southwest corner of a called 0.907 acre tract as described in a deed from Charles Arnold to Constance Wilson Pasho, dated September 25, 2015 and recorded in Instrument No. 1504626, same being the intersection of the East line of said North 8th Street and the North line of said Lamar Street bears North 85 deg. 03 min. 49 sec. East, a distance of 30.01 feet;

THENCE South 85 deg. 03 min. 49 sec. West, with the North line of said Lamar Street, a distance of 157.71 feet to a 3/4" Iron Pipe Found at the South common corner of said 0.79 acre tract and a called 0.311 acre tract as described in a deed from Deutsche Bank National Trust Company to DTH REO, Inc., dated May 24, 2016 and recorded in Instrument No. 1601971;

THENCE North 03 deg. 36 min. 02 sec. West, with the common line of said 0.79 acre tract and said 0.311 acre tract, a distance of 210.93 feet to a 5/8" Iron Rod Found at the North common corner of said 0.79 acre tract and said 0.311 acre tract, same being an angle point in the South line of said 0.95 acre tract, from which a 3/4" Iron Pipe Found bears North 03 deg. 40 min. 36 sec. West, a distance of 0.25 of a foot, and from which a 1/2" Iron Rod Found at the Northwest corner of said 0.311 acre tract bears South 86 deg. 32 min. 44 sec. West, a distance of 65.24 feet;

THENCE North 86 deg. 36 min. 33 sec. East, with the common line of said 0.79 acre tract and said 0.95 acre tract, a distance of 161.78 feet to the POINT OF BEGINNING AND CONTAINING 0.765 OF AN ACRE OF LAND. See Map No. 2227-RTK prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of February, 2021.

GIVEN UNDER MY HAND & SEAL, this 23rd day of February, 2021.


Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763

