

**SURVEY MAP**  
 SHOWING 4.647 ACRES IN THE  
 S. G. WELLS SUR., A-65  
 ANDERSON COUNTY, TEXAS

SCALE: 1" = 50'  
 APRIL 14, 2023

PSM No. 1004800  
 IVES TECHNICAL SERVICE  
 P. O. BOX 156 (903) 729-7206  
 PALESTINE, TEXAS 75602

NOTE: w/cap = a plastic cap marked CL SMITH RPLS 4181.  
 Bearings and distances in parentheses are called.

Bearings are based on Grid North referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 per GPS Observations.

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision. To the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the FEMA City of Palestine Anderson County Community Panel Number 480001 01950 dated February 3, 2010. This property is located in Zone X (White). Restrictions recorded in Vol. 696, Pg. 363 and Vol. 871, Pg. 280 of the Anderson County Official Public Records (O.P.R.) apply to this property. Easement recorded in Vol. 372, Pg. 24 O.P.R. affects this property. Blanket electrical easement recorded in Vol. 729, Pg. 709 O.P.R. affects this property. Easement recorded in Vol. 502, Pg. 274 O.P.R. does not affect this property.

A Field Note Description contains additional details and is a part of this survey.  
 This survey was performed for a specific transaction and use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.



Carolyn L. Smith  
 Registered Professional Land Surveyor  
 State of Texas License Number 4181

GF No. 110072 3-23-2023

BLOCK 850

FIELD NOTE DESCRIPTION

4.647 ACRES

ALL that certain tract of land in Anderson County, Texas, in the S. G. WELLS SURVEY, Abstract 65, that same tract in deed from Donald C. Davis and Jean Davis to Bruce W. McRae and Judy M. McRae dated August 14, 2019, recorded in Instrument No. 2019-5001 of the Anderson County Official Public Records (O.P.R.) and being comprised of the following contiguous tracts:

1. Tract One being Lot 1, Kurtwood Addition No. 3 as depicted on plat recorded in Envelope 81-A of the Anderson County Map Records.
2. Tract Two called 0.950 acre which includes all of Lot 2 of said Kurtwood Addition No. 3.
3. Tract Three called 2.000 acres.

And being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a red cap found marking the Northeast corner of said Lot 1 and the Southeast corner of 17.224 acres in Volume 1905, Page 131 O.P.R., being in the West right-of-way line of North Link Street (FM Road 3309) based on a width of 80 feet.

THENCE; S 01° 34' 37" W, with said right-of-way line 316.63 feet to a 1/2" iron rod found (bent) marking the Southeast corner of said Lot 2 and the Northeast corner of Lot 3 of said Kurtwood Addition No. 3, being the Northeast corner of Tract One called 3.382 acres in Instrument No. 2019-7365 O.P.R.

THENCE; With the North line of the 3.382 acre tract and North line of Tract two called 2.000 acres in Instrument No. 2019-7365 O.P.R. as follows:

S 86° 24' 54" W, 367.86 feet to a 1/2" iron rod found.

S 85° 55' 10" W, 279.52 feet to a 1/2" iron rod with a red cap found marking the Northwest corner of the 2.000 acre tract, the Northeast corner of a 4.483 acre tract in Volume 2402, Page 198 O.P.R. and the Southeast corner of a 14.024 acre tract in Volume 1867, Page 173 O.P.R.

THENCE; N 01° 37' 11" E, with the East line of the 14.024 acre tract 313.06 feet to a 1/2" iron rod with a red cap found marking the Northeast corner of the 14.024 acre tract in the South line of said 17.224 acre tract.

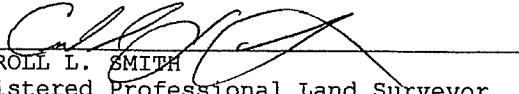
FIELD NOTE DESCRIPTION  
S. G. WELLS SURVEY, ABSTRACT 65  
4.647 ACRES

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THENCE; N 85° 53' 04" E, with the South line of the 17.224 acre tract at 279.52 feet pass a 1/2" iron rod found marking the Northwest corner of said 0.950 acre tract, continuing the same course a total distance of 647.49 feet to the PLACE OF BEGINNING containing 4.647 acres.

Bearings are based on Grid North referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) per GPS observations.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on April 14, 2023. A map (D-1-1208) shows additional details and is a part of this survey.

  
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CARROLL L. SMITH  
Registered Professional Land Surveyor  
State of Texas No. 4181  
Firm No. 10046800