



TEXAS SURVEYING INSTRUMENTS, INC. 1989-2005

DESIGN BY GRIFFITH, JR. & ASSOCIATES, INC.

(1" = 60')

- E— ELECTRICAL LINE
- T— TELEPHONE LINE
- TV— TELEVISION LINE
- X— WIRE FENCE
- //— WOOD FENCE
- M— METAL FENCE
- O— CHAIN LINK FENCE

★ LEGEND ★

448 NORTH THIRD STREET LUFKIN, TEXAS 75907

BASIS OF BEARINGS:
 THE SOUTHERNMOST EAST BOUNDARY LINE OF MARY WALLACE SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET D ON SLIDE 35-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS - (PLAT CALL OF S 19° 36' 37" E 592.05 FEET - FOUND 3/4" RODS 592.05 FEET APART)

JIMMY CHILDERS
2.01 ACRE TRACT
A. VARILLA SURVEY, ABSTRACT NO. 49
ANGELINA COUNTY, TEXAS

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being all of that certain First Tract and all of that certain Second Tract, both being described in a deed from Lillian Childers by and through her Attorney in Fact, Jimmy Ray Childers to Johnny Wayne Childers et al dated September 1, 2004 and recorded in Volume 2101 on Page 23 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at the Southwest corner of the aforesaid referred to First Tract and the Northwest corner of that certain 3.928 acre tract described as Second Tract in a deed from Wayne Bagley to Southwestern Packing & Seals Company, Inc. dated July 1, 2000 and recorded in Volume 1289 on Page 273 of the Deed Records of Angelina County, Texas, in the Northernmost East boundary line of High Pointe Plaza, a subdivision of record in Cabinet C on Slides 158-A & B of the Map and Plat Records of Angelina County, Texas, a 1/2" pipe found for corner;

THENCE N 23° 10' 33" W with the West boundary line of the said First Tract and the Northernmost East boundary line of the said High Pointe Plaza, at 36.01 feet the Northwest corner of the said First Tract, the Northernmost Northeast corner of the said High Pointe Plaza, the Southwest corner of the aforesaid Second Tract and the Southeast corner of Mary Wallace Subdivision, a subdivision of record in Cabinet D on Slide 35-B of the Map and Plat Records of Angelina County, Texas, a 1/2" rod found for corner witnessed by a chainlink fence corner bearing S 45° E 0.9 feet, a 20" Post Oak bearing South 5.6 feet and a 15" Post Oak bearing S 55° W 4.2 feet;

THENCE N 19° 36' 37" W with the West boundary line of the said Second Tract and the East boundary line of the said Mary Wallace Subdivision, at 171.00 feet the Northwest corner of the said Second Tract and the Southwest corner of that certain 0.686 acre tract described in a deed from Tracy Clark Martin et al to Cindy Jo Roden dated October 10, 2007 and recorded in Document No. 2007-00236373 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner;

THENCE N 43° 17' 22" E with the Northwest boundary line of the said Second Tract and the Southeast boundary line of the said Roden tract, at 202.13 feet the North corner of the said Second Tract and the East corner of the said Roden tract in the Southwest right-of-way line of U.S. Highway No. 69 (right-of-way width varies), a TxDOT monument found for corner;

THENCE S 44° 07' 27" E in part with the Northeast boundary line of the said Second Tract and the Northeast boundary line of the said First Tract and with the Southwest right-of-way line of U.S. Highway No. 69, at 481.41 feet the East corner of the said First Tract, a TxDOT monument found for corner;

THENCE N 89° 23' 38" W with the South boundary line of the said First Tract and in part with the North boundary line of that certain 1.982 acre tract described as First Tract in a deed from Wayne Bagley to Southwestern Packing & Seals Company, Inc. dated July 1, 2000 and recorded in Volume 1289 on Page 273 of the Deed Records of Angelina County, Texas and the North boundary line of the said 3.928 acre tract, at 402.22 feet the point and place of beginning and containing 2.01 acres of land, more or less.

Basis of Bearings: The Southernmost East boundary line of Mary Wallace Subdivision, a subdivision of record in Cabinet D on Slide 35-B of the Map and Plat Records of Angelina County, Texas - (Plat Call of S 19° 36' 37" E 592.05 feet - found 1/2" rods 592.05 feet apart).



EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying

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