

AREA SURVEYING & MAPPING

418 N. PINE

WOODVILLE, TEXAS 75979

(409) 283-8197

FIRM LICENSE No. 101129-00

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 1.407 ACRE TRACT OF LAND AS SITUATED IN THE B.B.B. & C.R.R. SURVEY, SECTION 5, A-131, TYLER COUNTY, TEXAS AND BEING A PART OF THAT SAME CERTAIN TRACT, DESIGNATED AS LOT 25, OF DOGWOOD TRAILS, AN UNRECORDED SUBDIVISION AND BEING OUT OF AND A PART OF THAT SAME CALLED 3.36 ACRES, MORE OR LESS, AS CONVEYED TO DEAN WALTERS BY DEED RECORDED IN VOLUME 1075, PAGE 986 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 1.407 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 1270 FOR THE COMMON SOUTHWEST CORNER OF LOT 25 AND OF THE WALTERS 3.36 ACRES AND OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF THE PRESTON LeBLANC 2.08 ACRE TRACT THE SOUTHEAST CORNER OF LOT 26 OF THE DOGWOOD TRAILS SUBDIVISION;

THENCE N 00°19'33"E 331.58 FT., WITH THE EAST LINE OF LOT 26, TO A 1/2" IRON ROD, TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAME AND THE NORTHWEST CORNER LOT 25 AND SAID WALTERS 3.36 ACRE TRACT AND OF THIS TRACT LOCATED ON THE SOUTH LINE LOT 21 OF SAID SUBDIVISION, SAME BEING THE SOUTH LINE OF THE DEAN WALTERS TRACT, BEING THE RESIDUE OF A 2.59 ACRE TRACT AS RECORDED IN VOLUME 1041, PAGE 726 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 88°20'29"E, WITH THE NORTH LINE OF LOT 25, AT 115.10 FT. PASS THE SOUTHEAST CORNER OF LOT 21 AND OF THE WALTERS TRACT AND THE SOUTHWEST CORNER OF LOT 25 OF SAID SUBDIVISION AND THE SOUTHWEST CORNER OF THE JOSEPH W. LANDRY 2.57 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 185.01 FT. TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE CLINT ANTHONY 1.980 ACRE TRACT RECORDED IN VOLUME 1150, PAGE 278 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 00°19'33"W 331.30 FT., WITH THE WEST LINE OF THE ANTHONY 1.980 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAME AND THE SOUTHEAST CORNER OF THIS TRACT LOCATED ON THE SOUTH LINE OF LOT 25 AND OF THE WALTERS 3.36 ACRES AND THE NORTH RIGHT OF WAY OF COUNTY ROAD 1270;

THENCE N 88°25'46"W 185.00 FT., WITH THE SOUTH LINE OF LOT 25 AND SOUTH LINE OF THE WALTERS 3.36 ACRE TRACT AND THE NORTH RIGHT OF WAY OF COUNTY ROAD 1270, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.407 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE NORTH LINE OF THE DEAN WALTERS 3.36 ACRE TRACT. (S 88°20'29"E)

SURVEYED JANUARY 11, 2017

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800

Lyle Rainey
Lyle Rainey



Residue of 2.59 Ac.
Vol. 1041, Pg. 726

LOT 22
Joseph W. Landry
2.57 Acre Tract

LOT 26
Preston LeBlanc
2.06 Acre Tract
Vol. 580, Pg. 700

Clint Anthony
1.980 Acre Tract
Vol. 1150, Pg. 278

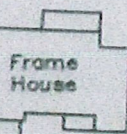
115.10'
S 88°20'29" E 185.01'

1.407 ACRES

N 00°19'33" E 331.58'

S 00°19'33" W 331.30'

Underground
Power Line



Septic
Tanks

End 1/2" Iron Rod

Power Line

N 88°25'46" W 185.00'

COUNTY ROAD 1270

Jeffrey Pitts

Jeffrey Pitts

NOTE: SET 1/2" IRON RODS AT ALL CORNERS EXCEPT AS SHOWN HEREON.

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON AND/OR ROTATED TO THE NORTH LINE OF THE DEAN WALTERS 3.36 ACRE TRACT. (S 88°20'29" E)

NOTE: THE SUBJECT PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLANE, SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF TYLER COUNTY, MAP NUMBER 4845700425C EFFECTIVE DATE APRIL 4, 2011

SURVEY PLAT SHOWING

A 1.407 ACRE TRACT OF LAND AS SITUATED IN THE B.B.B. & C.R.R. SURVEY, SECTION 5, A-131, TYLER COUNTY, TEXAS AND BEING OUT OF LOT 25, OF DOGWOOD TRAILS, AN UNRECORDED SUBDIVISION OF 129.82 ACRE TRACT DESCRIBED IN VOLUME 336, PAGE 271 OF THE OFFICIAL PUBLIC RECORDS AND BEING OUT OF AND A PART OF THAT SAME CALLED 3.36 ACRES, MORE OR LESS, AS CONVEYED TO DEAN WALTERS BY DEED RECORDED IN VOLUME 1075, PAGE 986 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY.

I, LISA RABNEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THIS SURVEY, OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, DEFICIENCIES, SHORTAGES OF AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

