

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.

1" = 50'

TEXAS SURVEYING FIRM NO. 0038900

LEGEND

SURVEYOR DID NOT ABSTRACT FOR EASEMENTS NOR DOES SURVEYOR WARRANT TITLE

408 NORTH THIRD STREET LUFKIN, TEXAS 75901

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

• EM	ELECTRICAL METER
• T	TELEPHONE CONNECTION
• TV	TELEVISION CONNECTION
• PP	POWER POLE
• AC	AIR CONDITIONER
• CO	CLEAN OUT
• WM	WATER METER
— EOF	END OF FENCE
• TJB	TELEPHONE JUNCTION BOX
• FH	FIRE HYDRANT

BASIS OF BEARINGS:  
 THE EAST BOUNDARY LINE OF THAT CERTAIN 4.99 ACRE TRACT-TRACT 4 DESCRIBED IN A DEED CONVEYED FROM SAMMY LYNN WHITE TO RHONDA STONE, AS TRUSTEE FOR MASON WHITE DATED DECEMBER 29, 2016 AND RECORDED IN DOCUMENT # 2017-00347698 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, (DEED CALL - S 20° 04' 09" E AT 1028.30 FEET (REFERENCE DISTANCE) - AN AXLE (NEC) AND A 1/2" IRON PIPE (SEC/REF) FOUND 1028.29 FEET APART).

NO TITLE COMMITMENT  
 AVAILABLE FOR REVIEW  
 OF RESTRICTIONS, EASEMENTS,  
 SETBACKS, ETC.

**JESSE BENGE**  
**BOBBY E. NAPIER AND ANGELA JEAN NAPIER**  
**0.964 ACRE TRACT**  
**J. D. Y'BARBO SURVEY, ABSTRACT NO. 52**  
**ANGELINA COUNTY, TEXAS**

**TO BE USED AS A GIFT DEED CONVEYANCE ONLY!**

BEING all of that certain tract or parcel of land situated in Angelina County, Texas, out of the J. D. Y'BARBO SURVEY, ABSTRACT NO. 52, and being part or portion of the residue tract of that certain 10.490 acre tract-EXHIBIT "A" described in a deed conveyed from Richard A. Fougeron, et al to Bobby E. Naiper, et ux dated June 26, 1995 and recorded in Volume 1016 on Page 498 of the Real Property 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 a point, within the Right-of-Way of F. M. Highway No. 1194 (100 feet wide ROW), for the most Southerly Southeast corner of the aforesaid referred residue tract of the said 10.490 acre tract and the most Southerly Southwest corner of that certain 1.100 acre tract (severed from the said 10.490 acre tract) described in a deed conveyed from Bobby E. Napier, et al to Bobby E. Napier, et al dated August 10, 2004 and recorded in Volume 2028 on Page 185 of the said Real Property Records (in conflict with the North boundary line of that certain 3.047 acre tract-TRACT TWO-EXHIBIT "A" described in a deed conveyed from David Redditt Henderson to Lynne D. Haney, et al dated September 22, 2017 and recorded in Document # 2017-00357199 of the Official Public Records of the said County), from which a ½" iron pipe found for the Northeast corner of the said 3.047 acre tract, bears N 04° 11' 43" W at 4.56 feet, a ½" iron rod found, at fence corner post, for reference, bears N 20° 39' 20" W at 9.01 feet and a point for the Southeast corner of the said 1.100 acre tract bears N 69° 42' 33" E at 33.10 feet (from said point, a ½" iron pipe found for reference bears N 20° 08' 17" E at 5.10 feet);

THENCE, in part along the most Southerly South boundary line of the said residue tract of the said 10.490 acre tract, within the said ROW of FM 1194 (in conflict with the said 3.047 acre tract), S 69° 42' 33" W, at 177.14 feet a concrete ROW monument found, 21.63 feet right, at a total distance of 263.39 feet a point for corner, from which a ½" iron rod found for the Northwest corner of the said 3.047 acre tract bears N 52° 34' 10" W at 5.22 feet, a telephone junction box bears N 53° 04' W at 31.3 feet and a fence corner post bears N 09° 20' W at 27.2 feet;

THENCE, across the said residue tract of the said 10.490 acre tract, N 09° 19' 58" W, at 27.8 feet pass on line a 6" fence corner post for reference (on the North Right-of-Way line of said FM 1194), at a total distance of 180.53 feet a ½" iron rod found for an interior angle corner of the said residue tract of the said 10.490 acre tract and the most Northerly Southwest corner of the said 1.100 acre tract, from which a fence corner post bears N 37° 20' E at 0.3 feet;


THENCE, along the common boundary lines of the said residue tract of the said 10.490 acre tract and the said 1.100 acre tract, the following two courses:

- 1) N 73° 09' 29" E at 228.45 feet a ½" iron rod found, at fence corner post, for most Southerly Northeast corner of the said residue tract of the said 10.490 acre tract and an interior ell corner of the said 1.100 acre tract;
- 2) S 20° 39' 20" E at 163.50 feet the **POINT AND PLACE OF BEGINNING** and containing 0.964 acre of land, more or less, of which 0.107 acre lies within the ROW of FM 1194 and of which 0.027 acre lies in conflict with the said 3.047 acre tract.

Basis of Bearings: The East boundary line of that certain 4.99 acre tract-TRACT 4 described in a deed conveyed from Sammy Lynn White to Rhonda Stone, as Trustee for Mason White dated December 29, 2016 and recorded in Document # 2017-00347698 of the Official Public Records of Angelina County, Texas, (Deed call - S 20° 04' 09" E at 1028.30 feet (reference distance) - an axle (NEC) and a ½" iron pipe (SEC/ref) found 1028.29 feet apart).

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



  
Errol A. Collins (signature in blue ink)  
Registered Professional Land Surveyor No. 5412  
Texas Surveying Firm No. 10029100  
408 North Third Street  
Lufkin, Texas 75901  
(936) 634-5528  
January 17, 2024