

STANGER SURVEYING FAIRFIELD LLC

211 EAST COMMERCE STREET
FAIRFIELD, TX 75840

PH: 903-389-4403

FAX: 903-389-4390

J. MILLER SURVEY, ABSTRACT No. 454 FREESTONE COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 1.00 acres of land situated in the J. Miller Survey, Abstract No. 454, Freestone County, Texas, being part of Lot 7, Stepping Stone Lakes, as shown by Plat recorded in Cabinet B, Envelope 154, Plat Records of Freestone County, Texas, also being part of that certain called 7.37 acre tract from Campbell Loyal Trust to Larry and Sherry Copeland, dated January 10, 2012, recorded in Volume 1568, page 362, Deed Records of Freestone County, Texas, said tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (set with cap marked "STANGER") for corner, being on the north right-of-way of Farm Road No. 3059 and being the southeast corner of this 1.00 acre tract, from which a 5/8" iron rod (found) for the southeast corner of the above mentioned 7.37 acre tract bears, North 70° 53' 32" East, a distance of 495.16 feet;

THENCE South 70° 53' 32" West, for a distance of 275.56 feet, with the north right-of-way of Farm Road No. 3059 and with the south boundary line of said 7.37 acre tract, to a 1/2" iron rod (set with cap marked "STANGER") for corner;

THENCE North 19° 06' 28" West, for a distance of 158.08 feet, over and across said 7.37 acre tract, to a 1/2" iron rod (set with cap marked "STANGER") for corner;

THENCE North 70° 53' 32" East, for a distance of 275.56 feet, over and across said 7.37 acre tract, to a 1/2" iron rod (set with cap marked "STANGER") for corner;

THENCE South 19° 06' 28" East, for a distance of 158.08 feet, over and across said 7.37 acre tract, back to the place of beginning and containing 1.00 acres of land.

Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 1983, as derived from GPS observation.

See Plat of Survey prepared even date.

I, Wayne Beets II, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground, under my supervision, during the month of January, 2015.

GIVEN UNDER MY HAND AND SEAL, this the 28th day of January, 2015.

Wayne Beets II

Wayne Beets II
Registered Professional Land Surveyor
State of Texas No. 6039
VOID IF NOT SIGNED IN RED
H:\Project\2015\F150007\F150007-FN.DOC

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STANGER SURVEYING FAIRFIELD LLC
FAIRFIELD, TEXAS 75840



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ALL RIGHTS RESERVED
STANGER SURVEYING FAIRFIELD LLC
FAIRFIELD, TEXAS

PLAT OF SURVEY
SHOWING PART OF THE
J. MILLER SURVEY, A-454
FREESTONE COUNTY, TEXAS
SCALE: 1" = 40 FEET



SURVEYED:
1.00 ACRES

STEPPING STONE LAKES
CAB. B. ENV. 154
CAMPBELL LOYAL TRUST
LARRY AND SHERRY COPELAND
01-10-2012 VOL. 156B, PG. 362

75' BUILDING LINE &
UTILITY EASEMENT

SOUTHWEST CORNER OF CALL
7.37 ACRES TRACT
VOL. 156B, PG. 362

E 495.16'

75' BUILDING LINE &
UTILITY EASEMENT
(CAB. B. ENV. 154)

75' BUILDING LINE &
UTILITY EASEMENT
(CAB. B. ENV. 154)

3059

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
NAD 1983, AS DERIVED FROM GPS OBSERVATIONS.

I, WAYNE BEETS II, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT
AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2015.

GIVEN UNDER MY HAND & SEAL, THIS THE 28TH DAY OF JANUARY, 2015.



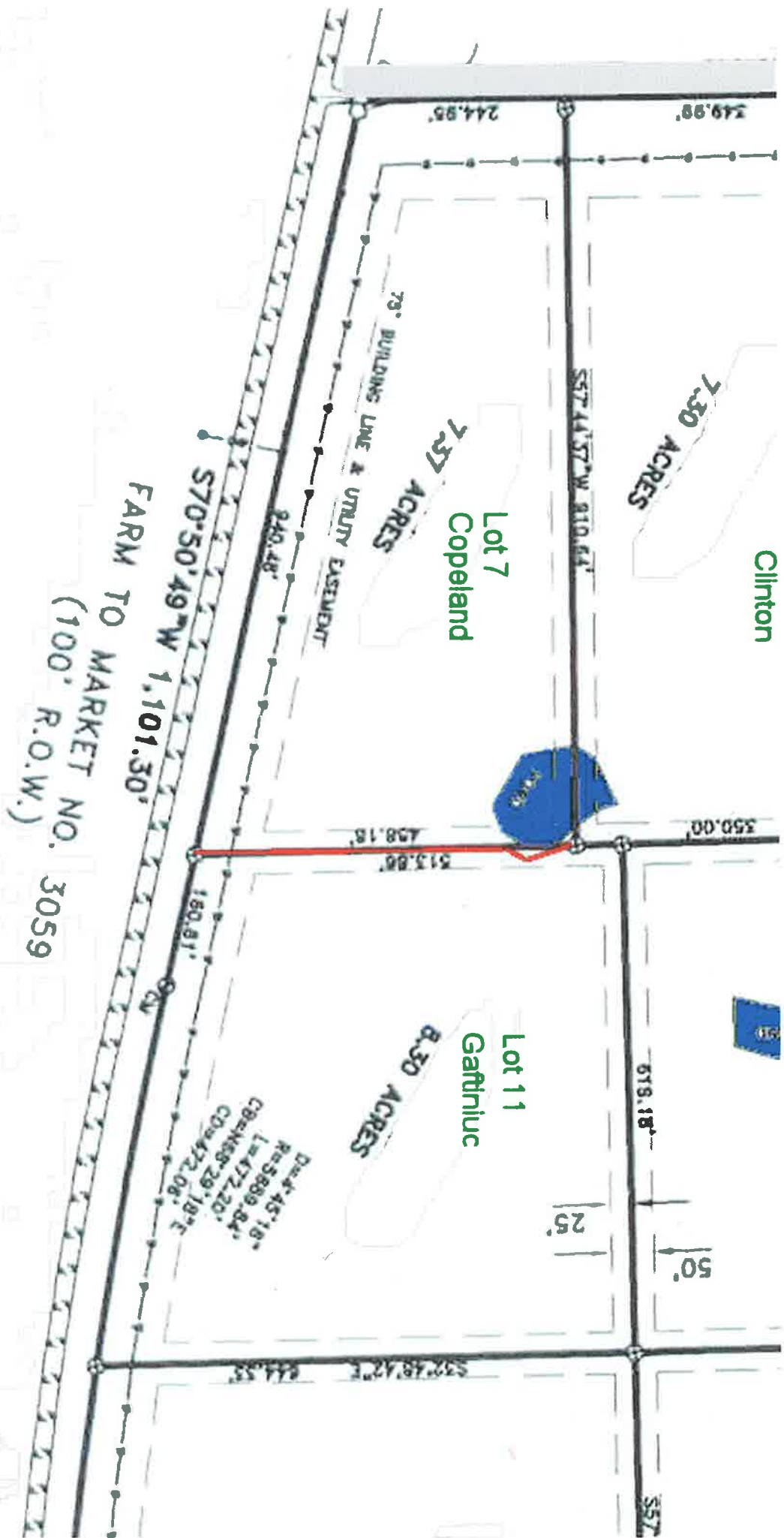
BY: Wayne Beets II
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039
PLAT VOID IF NOT SIGNED IN RED.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- FENCE
- ADJOINER LINE
- POLE LINE
- 5/8" IRON ROD (FOUND)
- 1/2" IRON ROD (SET WITH 1/2" CAP MARKED STANGER)
- POWER POLE
- GUY ANCHOR
- TELEPHONE BOX
- SEPTIC
- WATER METER



STANGER
SURVEYING FAIRFIELD LLC
211 East Commerce St.
Fairfield, Texas 75840
(803) 389-4403
SURVEY COMPLETED: 01-15-2015
FB/PG: F153/68 JOB NO: F150007



ACCT: 33365-00007-01000-000000

PARCEL/TYPE: 61830/R

FREESTONE CAD

LOC CODE: 11 JUR CODE: 00

01 31 60

CAT CODE: D1 / E2S

CURRENT APPRAISAL YEAR: 2015

OWNER/SEQ: 58522/1

OWNER INT: 1.000000

HS CODE:

DISABLED VET:

CEILING YEAR:

CEILING TAX:

LEGAL 1:

LEGAL 2: PT LOT 7

LEGAL 3:

LEGAL 4:

PROP ADDR: 106 FM 3059

ROUTE CODE/ORDER: 0/0

GPS:

MTG:

AGENT:

LAST APPR YEAR: 0

LAST APPR DATE:

LAST APPR NAME:

MAP: /F06

OWNER

COPELAND LARRY & SHERRY
P O BOX 91
STREETMAN TX 75859

LAND

SEQ	ACRES	SQ.FT.	FRONT	REAR	FF AVG	DEPTH	DEP %	CLASS	COST	%GD	%RD	EXTRA	MKT VAL	PROD CLASS/CD	PROD COST	TYPE	%GD	PROD EXTRA	PROD VAL
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1	6.370	0	0	0	0	0.00	0.00	RIF	3,700.00	1.00	1.00	0	23,569	APP/1D1	98.74	IMPR	1.00	0	629
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ACRES: 6.370 OWNERS ACRES: 6.370 LARGER TRACT: 7.370000										LAND HS: 0 IMP HS: 0 TOTAL MKT: 23,569									
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ABST NUM: SIC CODE: LAND NHS: 0 IMP NEW HS: 0 TOTAL TAXABLE: 629										ABST/SUBDV: IRR WELLS: PROD MKT: 23,569 IMP NHS: 0 OWNER INT: 1.000000									
------------------------------------------------------------------	--	--	--	--	--	--	--	--	--	------------------------------------------------------------------------	--	--	--	--	--	--	--	--	--

TRACT/LOT: IRR ACRES: 629 IMP NEW NHS: 0 OWNER VALUE: 629										BLOCK: CAPACITY: TOTAL LAND MKT: 23,569 IMP TOTAL: 0									
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COMMENTARY	NOTES
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SEQ	COMMENTARY	VALUE	UNIT
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PREVIOUS OWNER	DEED DATE	VOLUME	PAGE
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SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE
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ACCT: 33365-00007-00000-000000

PARCEL/TYPE: 51853/R

FREESTONE CAD

LOC CODE: 11 JUR CODE: 00

01 31 60

OWNER/SEQ: 58522/1

OWNER INT: 1.000000

HS CODE: S Over 65

DISABLED VET:

CEILING YEAR: 2014

CEILING TAX: \$ 365.39

PROP ADDR: 106 FM 3059

LEGAL 1: STEPPING STONE LAKES

LEGAL 2: LOT 7

LEGAL 3:

LEGAL 4:

CAT CODE: D1 / E2S

NEIGHBOR: FSD

RD TYPE: PAVED

UTIL TYPE: EW

ECONOMIC: 0

ZONING: BLACK

ROUTE CODE/ORDER: 2B01/45

MTG:

AGENT:

LAST APPR YEAR: 2013

LAST APPR DATE: 09/25/2012

LAST APPR NAME: SN

MAP: /F06

GPS:

OWNER

COPELAND LARRY & SHERRY
P O BOX 91
STREETMAN TX 75859

LAND

SEQ	ACRES	SQ.FT.	FRONT	REAR	EFF AVG	DEPTH	DEP %	CLASS	COST	%GD	%RD	EXTRA	MKT VAL	PROD CLASS/CD	PROD COST	TYPE	%GD	PROD EXTRA	PROD VAL
1	1.000	0	0	0	0	0.00	0.00	RIF	3,700.00	1.00	1.00	2,500	6,200	/	0.00	IMPR	1.00	0	0

IMPROVEMENTS

BLDG	TYPE	CLASS	HS	YR BLT	EFF YR	AGE	COND	NOTES	TOT AREA	COST	%GD	%FC	%EC	%CP	%EX1	%EX2	EXTRA	TOTAL VALUE
1	RF03	LA	Y	2012	0	3	VG		1,440	61.03	0.99	1.00	0.92	1.00	1.00	1.00	0	80,044
2	PORCH03	OPEN	Y	2012	0	3	VG		180	18.47	0.99	1.00	0.92	1.00	1.00	1.00	0	3,029
3	MPBSG	WALL	Y	0	0	0			280	14.60	1.00	1.00	0.92	1.00	1.00	1.00	0	3,761

ACRES: 1.000

OWNERS ACRES: 1.000

LARGER TRACT: 7.370000

LAND HS:

6,200

IMP HS:

86,834

TOTAL MKT:

93,034

ABST NUM:

ABST/SUBDIV:

TRACT/LOT:

BLOCK:

SIC CODE:

IRR WELLS:

IRR ACRES:

CAPACITY:

LAND NHS:

0

PROD MKT:

0

PROD (AG/TIM):

0

TOTAL LAND MKT:

6,200

IMP NEW HS:

0

HS CAP VALUE:

62,823

TOTAL TAXABLE: 62,823

OWNER INT:

1.000000

OWNER VALUE:

62,823

****HOMESTEAD CAP APPLIED****

COMMENTARY

NOTES

SEQ	COMMENTARY	VALUE	UNIT
1	RTYPE-GABLE	0.00	
1	TOPO-LEVEL	0.00	
1	FENCE-BWIRE	0.00	
1	FENCE-FIELD	0.00	
1	WALL-SIDING	0.00	
1	LSCAPE-NONE	0.00	
1	FND-SLAB	0.00	
1	RCOV-COMP SHING	0.00	
1	DWAY-GRAVEL	0.00	

PREVIOUS OWNER

SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE
1	CAMPBELL RALPH C TRUSTEE	01/10/2012	1568	362

