

Easements in Volume 319, Page 576 and Volume 449, Page 418 don't affect this tract

No part of this Tract is in Zone "A" as shown on the Flood Hazard Areas. Map, No. 480411 0225 B dated 9-4-1991 by FEMA

Robert Marable et ux Amy Marable 1775/210

N2°40'45"E - 633.36'

Found 1/2" I.R. w/ orange cap & reflect 100' w/ yellow Top NW cor.

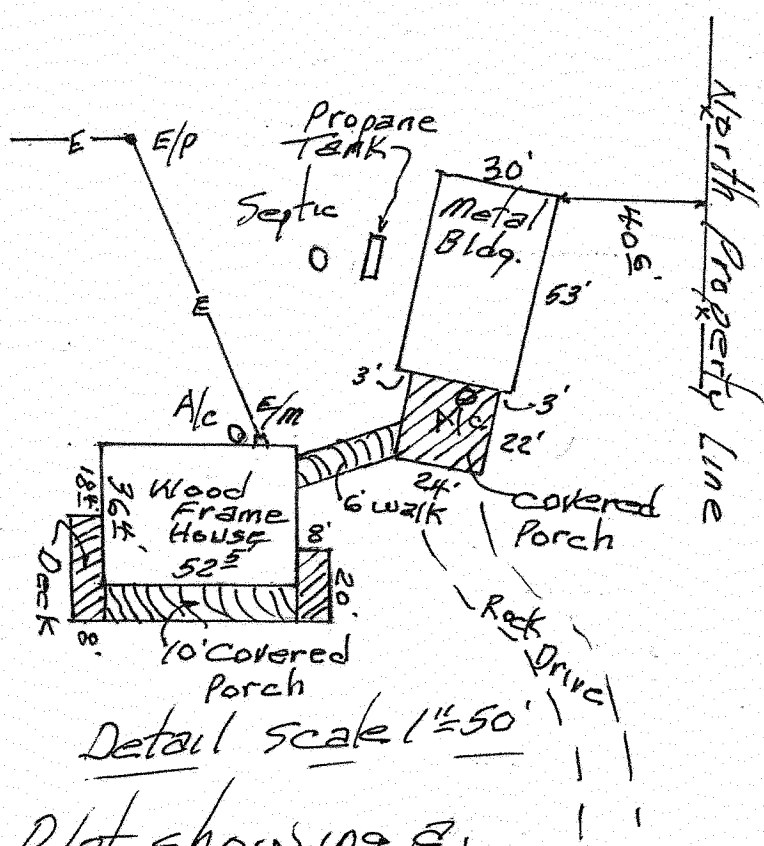
Found 1/2" I.R. w/ yellow Top SW cor.

27.64 Acres

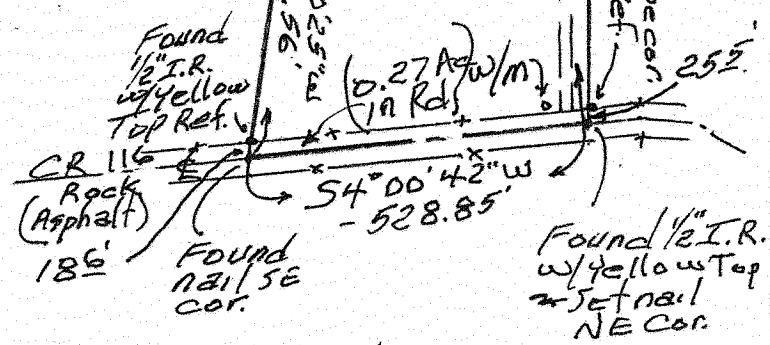
John May & Chappell remainder part of the 533.5 Ac. Tr. in 1328/759 1188/624

Charles Shayne Deering & wife, Nancy Frizzle Deering 27.64 Ac. Tr. Volume 1423 Page 199 Real Property Records Kaufman County, Texas

Robert & Amy Marable et ux 1388/669 32.4 Ac.



Plat showing a 27.64 Acre Tract



North  
Address:  
17501 CR 116  
Mabank, Texas 75147

GFTA09-078108KF

Trinity Abstract & Title Co.

Scale 1"=300'

I, Marlin E. Chambers, R.P.L.S. No. 1581, do hereby certify that the plat shown hereon represents the results of a survey made on the ground by me or under my direction and supervision and complies with the Texas Board of Professional Surveyors standards.

Surveyed: Month July Day 3rd Year 2009

*Marlin E. Chambers*

Marlin E. Chambers, Registered Professional Land Surveyor No. 1581

COUNTY - Kaufman TEXAS  
SURVEY - W. T. Brewer A-16  
DESCRIPTION - Vol. 1423, P. 199  
SURVEY FOR - Charles Deering

Marlin E. Chambers  
Registered Professional Land Surveyor No. 1581  
P. O. Box 358, Eustace, Texas 75124  
Ph 903 425 6293

Charles Deering  
27.64 acre tract

W. T. BREWER SURVEY, ABSTRACT NO. 16  
KAUFMAN COUNTY, TEXAS

FIELD NOTES - 27.64 ACRE TRACT

All that certain lot, tract or parcel of land situated in the State of Texas, County of Kaufman and located in the W. T. Brewer Survey, Abstract No. 16 and being that 27.64 acre tract of land as described in the deed from Bonsal Land Company to Charles Shayne Deering and wife, Nancy Frizzie Deering and recorded in Volume 1423 and Page 199, Real Property Records of Kaufman County, Texas, the tract herein being more particularly described as follows:

BEGINNING at a ½-inch iron rod with a yellow top found with a nail set in asphalt over said iron rod at the Northeast corner of said 27.64 acre tract and in the West line of a J. I. Tittle 594 acre tract no. 5 in Volume 155, Page 248, Deed Records of said county and at the Southeast corner of the remainder of a 533.5 acre tract to John Mayo Chappell tract in Volume 1328, Page 759 and Volume 1188, Page 624, Real Property Records of said county and being in county road no. 116 for the Northeast corner of this tract;

THENCE South 4 degrees 00 minutes 42 seconds West along the East line of said 27.64 acre tract and along the West line of said 594 acre tract and generally along the center of said county road a distance of 528.85 feet to a nail found at the Southeast corner of said 27.64 acre tract and the Northeast corner of a 32.4 acre tract to Robert Marable and wife, Amy Marable and recorded in Volume 1388, Page 669, Real Property Records of said county for the Southeast corner of this tract;

THENCE North 72 degrees 20 minutes 25 seconds West along the Southerly line of said 27.64 acre tract and the Northerly line of said 32.4 acre tract at a distance of 18.6 feet pass a ½-inch iron rod with a yellow top found by a fence corner post in the West line of said county road for a reference and continuing along a fence and approximately 0.2 foot Southerly of said fence a distance in all of 536.56 feet to a ½-inch iron rod with a yellow top set at an angle in said fence and tract line for an angle;

THENCE North 85 degrees 45 minutes 36 seconds West along the Southerly line of said 27.64 acre tract and the Northerly line of said 32.4 acre tract and fence a distance of 1,731.44 feet to a ½-inch iron rod with a yellow top found at the Southwest corner of said 27.64 acre tract and the Northwest corner of said 32.4 acre tract and the East line of a 35.07 acre tract to Robert Marable and wife, Amy Marable in Volume 1775, Page 210, Real Property Records of said county and in a fence corner for the Southwest corner of this tract;

THENCE North 2 degrees 40 minutes 45 seconds East along the West line of said 27.64

acre tract and the East line of said 35.07 acre tract and along a fence a distance of 633.36 feet to a 1/2-inch iron rod with an orange cap and a 1/2-inch iron rod with a yellow top found loose and reset at the Northwest corner of said 27.64 acre tract and in the South line of the remainder of a 533.5 acre tract in Volume 1328, Page 759, and Volume 1188, Page 624, Real Property Records of said county for the Northwest corner of this tract;

THENCE South 80 degrees 00 minutes East (reference bearing) along the North line of said 27.64 acre tract and the South line of said remainder of said 533.5 acre tract and along a fence, at a distance of 2,254.28 feet pass a 2-1/2-inch pipe fence corner post in the West line of said county road and continuing in all a distance of 2,279.78 feet to the place of beginning and containing 27.64 acres of land of which 0.27 acres is in said county road.

Surveyed July 3, 2009.

#### SURVEYOR'S CERTIFICATE

I, Marlin E. Chambers, Registered Professional Land Surveyor No. 1581 do hereby certify that the above field notes and companion plat represent the results of a survey made on the ground by me.

Witness my hand and seal this 15 day of July, 2009.



Marlin E. Chambers  
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Eustace, Texas 75124  
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