

- NOTES:
- 1) SET 1/4" 1. MOOD AT ALL CORNERS
 - 2) THIS SURVEY WAS MADE BY THE SURVEYOR AND IS SUBJECT TO STATE AND LOCAL SUBORDINATION
 - 3) THIS PLAT IS COPYRIGHT PROTECTED BY THE SURVEYOR
 - 4) THIS PLAT IS TO BE USED IN CONNECTION WITH THE SURVEY OF THE LANDS OF THE STATE OF TEXAS, AND NO OTHER PURPOSE
 - 5) NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PURPOSE IS MADE BY THE SURVEYOR
 - 6) ALL OF SUBJECT TRACT IS IN FLOOD ZONE
 - 7) ALL OF SUBJECT TRACT IS IN FLOOD ZONE

THE F. McCLINTOCK
CALLED 173.28 AC.
V. 28, P. 107 D.M.

PEEBLES
CALLED 16.84 AC. (INCLUDING 8.84 AC.)
V. 28, P. 110 D.M.

FREEMAN PRATHER SURVEY
A-391
UPSHUR COUNTY, TEXAS

PEEBLES
CALLED 0.34 AC.
V. 80, P. 40 D.M.

ARBORE
CALLED 2.17 AC.
V. 4, P. 28 D.M.



SURVEY SHOWING PEEBLES PROPERTY

167.985 AC.

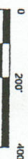
1.349 AC.

CALLED 27.71 AC.
V. 40, P. 12 D.M.

"SEC. 18,"
CALLED 5.818 AC.
V. 42, P. 13 D.M.



MICHAEL L. TURNER
1408 HENDERSON STREET
HOUSTON, TEXAS 77058
CLAYTON PROGRESSIVE TURNER COMPANY
847-7311 LOCAL 1, 200-200-2000 110-11



Glenn Crater
Tom Crater 1-20-12



MICHAEL TURNER LAND SURVEYING, INC.

109 HENDERSON STREET
GILMER, TEXAS 75644
903-843-2965

DESCRIPTION - 1.349 ACRES
FREEMAN PRATHER SURVEY, A - 391
UPSHUR COUNTY, TEXAS

BEING a 1.349 acre tract of land situated in the Freeman Prather Survey, Abstract No. 391, Upshur County, Texas and said tract being part of a called 160.691 acre tract of land described in a Release of Lien with the maker being Elmer Peebles et ux Joy Peebles filed July 15, 1993 Records of said county, said 1.349 acre tract of land being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod set for the most Easterly Northeast corner of said 160.691 acre tract, same being the Southeast corner of a called 43.75 acre tract of land described in Volume 8, Page 561, Official Records and said corner being in the West line of a called 37.712 acre tract of land described in Volume 424, Page 33, Deed Records;

THENCE S 00deg 01min 13sec E along the East line of said 160.691 acre tract and along said West line a distance of 625.66 feet to the intersection with the East right of way line of the St. Louis and Southwestern Railway, a 5/8 inch iron rod found on the West side of said right of way, same being the North corner of a called 5.958 acre tract described in Volume 424, Page 33, Deed Records bears S00deg01min13secE a distance of 347.34 feet;

THENCE N 16deg 45min 09sec W along the East right of way line of said railway a distance of 652.26 feet to a point for a corner in the North line of said 160.691 acre tract, same being the South line of said 43.75 acre tract and a 1/2 inch iron rod set for a corner on the West side of said railway bears S89deg40min18secW a distance of 104.25 feet;

THENCE N 89deg 40min 18sec E (deed EAST) along said line a distance of 187.79 feet to the Point of Beginning and containing 1.349 acres of land.

Bearing Base is the North line of a called 113.592 acres described in Volume 535, Page 421, Official Records as shown on the plat of this survey. This description is to be used with the plat of this survey for a more complete report.

I, MICHAEL L. TURNER DO HEREBY STATE THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY MADE ON THE GROUND BY ME IN DECEMBER, 2011.

Michael L. Turner 12-9-11
MICHAEL L. TURNER R.P.L.S. NO. 4606



UP14011C

Peebles Tract Upshur



MICHAEL TURNER LAND SURVEYING, INC.

109 HENDERSON STREET
GILMER, TEXAS 75644
903-843-2965

DESCRIPTION - 167.985 ACRES
FREEMAN PRATHER SURVEY, A - 391
UPSHUR COUNTY, TEXAS

BEING a 167.985 acre tract of land situated in the Freeman Prather Survey, Abstract No. 391, Upshur County, Texas and said tract being part of a called 160.691 acre tract described in a Release of Lien with Elmer Peebles et ux Joy L. Peebles being the maker and described in Volume 136, Page 619, Official Records and said 167.985 acre tract also including a called 10.34 acre tract of land described in a deed to Glenda R. Bone, trustee filed January 8, 2010 and recorded in Volume 901, Page 40, Official Records of said county, said 167.985 acre tract of land being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of said 160.691 acre tract, same being the Northeast corner of called 113.592 acre tract of land described as "Tr. I" in Volume 535, Page 421, Official Records and said corner being the Northeast corner of a proposed 30 foot wide access easement this day surveyed and said corner being in the South line of a called 32 acre tract of land described in Volume 162, Page 781, Deed Records and said corner being on the South side of an old lane;

THENCE N 88deg 40min 18sec E (deed S89degE 1883 feet) along the North line of said 160.691 acre tract, same being along the South line of said 32 acre tract and along the South line of a called 10 acre tract of land described as "Tr. Twelve" in Volume 86, Page 113, Official Records and along the South line of a called 107.7 acre tract of land described as "Tr. Six" in Volume 86, Page 113 and generally along an old lane a distance of 1883.29 feet to a 5/8 inch iron rod found at the Northeast corner of said 160.691 acre tract, same being the Northwest corner of said 10.34 acre tract;

THENCE N 89deg 40min 18sec E (deed WEST 349.5 feet) along the North line of said 10.34 acre tract and along the South line of said 107.7 acre tract and generally along the South side of said lane a distance of 349.50 feet to a 1/2 inch iron rod set for the Northeast corner of said 10.34 acre tract, same being the Northwest corner of the residue of a called 43.75 acre tract of land described in Volume 8, Page 561, Official Records;

THENCE S 00deg 15min 02sec E (deed SOUTH 1527.78 feet) along the East line of said 10.34 acre tract and along the West line of said residue tract a distance of 1475.38 feet to a flat iron found at the Southeast corner of said 10.34 acre tract, same being the Southwest corner of said residue tract and said corner being in an Easterly North line of said 160.691 acre tract;

THENCE N 89deg 40min 18sec E (deed EAST 1240.28 feet) along said Easterly North line and along the South line of said residue tract and generally along the remains of an old down fence a distance of 942.59 feet to a 1/2 inch iron rod set for a corner in the West right of way line of the St. Louis and Southwestern Railway, a 1/2 inch iron rod set for the Northeast corner of said 160.691 acre tract bears N89deg40min18secE a distance of 292.04 feet;

THENCE S 16deg 45min 09sec E along said right of way line a distance of 1014.38 feet to a 5/8 inch iron rod found at the North corner of a called 5.958 acre tract of land described as "Second Tr." in Volume 424, Page 33, Deed Records and said corner being in the most Southerly East line of said 160.691 acre tract;

THENCE S 00deg 01min 13sec E (deed 436/619 S01degW and 424/33 N01deg14min26secE 1327.90 feet) along the West line of said 5.958 acre tract and along said East line a distance of 1328.11 feet to a 5/8 inch iron rod found at the Southwest corner of said 5.958 acre tract, same being the Southeast corner of said 160.691 acre tract, said corner being in the most Easterly North line of a called 220.92 acre tract of land described in Volume 434, Page 873, Deed Records and a 5/8 inch iron rod found at the Southeast corner of said 53.958 acre tract bears N87deg07min18secE a distance of 384.71 feet;

THENCE S 89deg 32min 36sec W along the occupied South line of said 160.691 acre tract and along the North line of said 220.92 acre tract and generally along a fence a distance of 410.92 feet to a point for the Southwest corner of said 160.691 acre tract in the center of Lilly Creek, a 20 inch diameter Pin Oak tree at the end of a fence bears N89deg48min24secE a distance of 15.6 feet;

THENCE in a Northwesterly direction along the Southwest line of said 160.691 acre tract, same being along the centerline of said creek, said line being along and Easterly from the Northeast line of said 220.92 acre tract (deed 434/873 along the West bank of Lilly Creek) as follows;

N 27deg 09min 03sec W a distance of 138.27 feet;

167.985 ACRES

Pg. 2

N 63deg 24min 09sec W a distance of 319.99 feet;
N 87deg 15min 58sec W a distance of 49.24 feet;
N 24deg 38min 38sec W a distance of 32.02 feet;
N 30deg 20min 29sec E a distance of 136.04 feet;
N 00deg 00min 14sec E a distance of 124.21 feet;
N 30deg 26min 21sec W a distance of 197.44 feet;
N 66deg 03min 21sec W a distance of 50.00 feet;
S 82deg 05min 10sec W a distance of 83.86 feet;
S 69deg 11min 11sec W a distance of 161.57 feet;
S 68deg 41min 15sec W a distance of 45.13 feet;
N 84deg 05min 41sec W a distance of 189.72 feet;
N 62deg 49min 32sec W a distance of 211.55 feet;
N 21deg 46min 03sec W a distance of 142.44 feet;
S 56deg 23min 16sec W a distance of 113.48 feet;
S 10deg 23min 51sec W a distance of 99.05 feet;
N 73deg 33min 56sec W a distance of 22.36 feet;
N 10deg 23min 46sec W a distance of 99.05 feet;
N 44deg 54min 38sec E a distance of 62.84 feet;
N 84deg 34min 20sec W a distance of 61.27 feet;
N 89deg 19min 52sec W a distance of 79.58 feet;
S 18deg 07min 38sec E a distance of 14.95 feet;
S 77deg 15min 17sec W a distance of 29.52 feet;
N 43deg 34min 56sec W a distance of 34.07 feet;
N 28deg 56min 58sec W a distance of 46.14 feet;
S 80deg 36min 13sec W a distance of 37.85 feet to a point for a Southwest corner of said 160.691 acre tract and at the projection of a fence from the North, a cross tie fence corner post bears S00deg01min06secE a distance of 42.48 feet and the Northwest corner of said 220.92 acre tract being on the South bank of said creek and said corner being in the East line of a called 70 acre tract recorded in Volume 349, Page 802, Official Records;

THENCE N 00deg 01min 06sec W (deed N02degW 914 feet) along a Southerly West line of said 160.691 acre tract and along the East line of said 70 acre tract and generally along a fence a distance of 872.83 feet to a 5/8 inch iron rod found at a fence corner at an ell corner of said 160.691 acre tract, same being a Northeast corner of said 70 acre tract;

THENCE N 89deg 22min 54sec W (deed S89deg20minW 989 feet) along a Westerly South line of said 160.691 acre tract and along the North line of said 70 acre tract and generally along a fence a distance of 987.57 feet to a fence intersection at a Southwest corner of said 160.691 acre tract, same being the Northwest corner of said 70 acre tract and said corner being in the East line of a called 113.592 acre tract and said corner being in the East line of a called 113.592 acre tract of land described in Volume 535, Page 421, Official Records;

THENCE N 00deg 42min 22sec W (deed N01degW 1507 feet) along the West line of said 160.691 acre tract and along said East line and generally along a fence a distance of 1494.19 feet to the Point of Beginning and containing 167.985 acres of land.

This description is to be used with the plat of this survey for a more complete report.

I, MICHAEL L. TURNER DO HEREBY STATE THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY MADE ON THE GROUND BY ME IN DECEMBER, 2011.

Michael L. Turner 12-9-11
MICHAEL L. TURNER R.P.L.S. NO. 4606

UP14011B

