



MICHAEL TURNER LAND SURVEYING, INC.

109 HENDERSON STREET  
GILMER, TEXAS 75844  
903-843-2965

DESCRIPTION - 0.4591 ACRE  
WM. J. WELLS SURVEY, A - 395  
MARION COUNTY, TEXAS

BEING a 0.4591 acre tract of land situated in the Wm. J. Wells Survey, Abstract No. 395, Marion County, Texas and said tract being Lots 52, 53, 54 and 55 of Hill Dale Section of Shady Shores Subdivision as recorded in Cabinet "A", Slide 149, Plat Records of said county and said tract called to be recorded in Volume 744, Page 40, Deed Records of said county, said 0.4591 acre tract of land being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found at the Northeast corner of said Lot 55, same being the Southeast corner of Lot 18 of said subdivision and said corner being in the West right of way line of Electra Drive;

THENCE S 31deg 03min 00sec E (plat N31deg03minW 100 feet) along said right of way line a distance of 100.00 feet to a 1/2 inch iron rod set for the Southeast corner of said Lot 55 and said corner being at the intersection with the North right of way line of Jaguar Street and a 3/8 inch iron rod found bears S31deg03min00secE a distance of 40.0 feet;

THENCE S 60deg 00min 00sec W (plat S60degW 200 feet) along the South lines of said Lots 55, 54, 53, and 52 and along the North right of way line of Jaguar Street a distance of 200.00 feet to a 1/2 inch iron rod set for the Southwest corner of said Lot 52, same being the Southeast corner of Lot 51;

THENCE N 31deg 03min 00sec W along a common line between said Lot 52 and Lot 51 a distance of 100.02 feet to a 1/2 inch iron rod set for the Northwest corner of said Lot 52, said corner being common with the Northeast corner of Lot 51, the Southeast corner of Lot 22 and the Southwest corner of Lot 21 of said subdivision;

THENCE N 60deg 00min 00sec E along the North lines of said Lot 52 and Lot 53 a distance of 100.36 feet to a 3/8 inch iron rod found at the Northeast corner of said Lot 53, same being the Northwest corner of Lot 54;

THENCE N 60deg 00min 00sec E along the North line of Lot 54 (Bearing Base) and along the South line of Lot 19 a distance of 49.78 feet to a 3/8 inch iron rod found at the Northeast corner of said Lot 54, same being the Northwest corner of Lot 55 and said corner being common with Lot 19 and Lot 18 of said subdivision;

THENCE N 60deg 01min 27sec E along the North line of said Lot 55 and the South line of Lot 18 a distance of 49.85 feet to the Point of Beginning and containing 0.4591 acre 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 MAY, 2012.

Michael L. Turner 6-7-12  
MICHAEL L. TURNER R.P.L.S. NO. 4806

MA6712



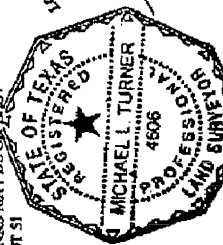
322600  
ORE CITY  
301 3rd Ave ST

322600

- NOTES:
- 1) SET 10' 1 RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2) THIS SURVEY MAY BE SUBJECT TO STATE AND/OR LOCAL SUBDIVISION REGULATIONS.
  - 3) THIS PLAT IS COPYRIGHT PROTECTED.
  - 4) THIS PLAT IS TO BE USED IN CONNECTION WITH THE DESCRIPTION OF THIS SURVEY FOR A MORE COMPLETE REPORT.
  - 5) ESMAS NOT RESEARCHED.

Wm J. WELLS SURVEY  
A-395  
MARION COUNTY, TEXAS

NOTE:  
SAND SEW, DROP LINE AND PART  
OF SEW TANKS MAY BE ON EAST  
PART OF LOT 51



I, MICHAEL L. TURNER DO HEREBY CERTIFY THAT THIS  
PLAT WAS PREPARED FROM AN ACTUAL SURVEY  
MADE ON THE GROUND BY ME IN MAY 2017

*Michael L. Turner*  
MICHAEL L. TURNER R.P.L.S. NO. 4806

SURVEY SHOWING LOTS 52-55 OF  
HILL DALE SECTION OF SHADY SHORES  
SUBD. as REC. in CAB. A, SLIDE 149  
FLD. 1-20-64 MARION COUNTY TX.  
ALSO CALLED TO BE REC. IN V. 744  
PG. 40 D.R.

301 JAGUAR STREET, ORE CITY

**MICHAEL L. TURNER**  
REGISTERED LAND SURVEYOR  
100 HENDERSON STREET  
ORE CITY, TX 75644, (800) 643-2365  
CLIENT: DATE: 5-12-2017 SCALE: 1"=50' JOB: MA6742  
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