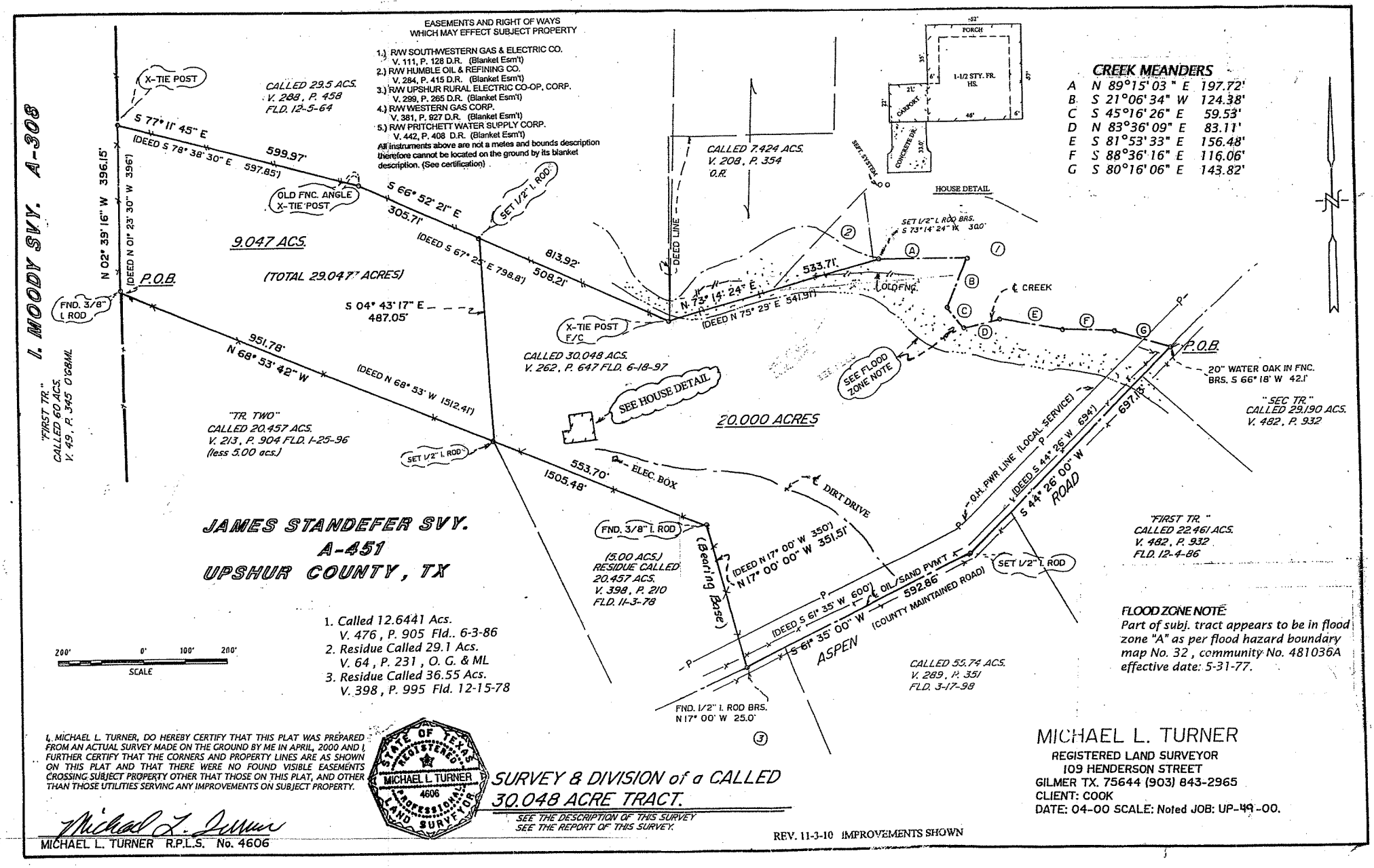
EASEMENTS AND RIGHT OF WAYS
WHICH MAY EFFECT SUBJECT PROPERTY
1.) R/W SOUTHWESTERN GAS & ELECTRIC CO. V. 111, P. 128 D.R. (Blanket Esm't)
2.) R/W HUMBLE OIL & REFINING CO. V. 284, P. 415 D.R. (Blanket Esm't)
3.) R/W UPSHUR RURAL ELECTRIC CO-OP. CORP. V. 299, P. 265 D.R. (Blanket Esm't)
4.) R/W WESTERN GAS CORP. V. 381, P. 927 D.R. (Blanket Esm't)
5.) R/W PRITCHETT WATER SUPPLY CORP. V. 442, P. 408 D.R. (Blanket Esm't)
All instruments above are not a metes and bounds description therefore cannot be located on the ground by its blanket description. (See certification)
CREEK MEANDERS
A N 89°15' 03" E 197.72'
B S 21°06' 34" W 124.38'
C S 45°16' 26" E 59.53'
D N 83°36' 09" E 83.11'
E S 81°53' 33" E 156.48'
F S 88°36' 16" E 116.06'
G S 80°16' 06" E 143.82'
I. MOODY SVY. A-306
"FIRST TR." CALLED 60 ACS. V. 49, P. 345 O.R.
X-TIE POST
CALLED 29.5 ACS. V. 288, P. 458 FLD. 12-5-64
S 77° 11' 45" E
(DEED S 78° 38' 30" E 597.85')
599.97'
N 02° 39' 16" W 396.15'
(DEED N 01° 23' 30" W 396')
OLD FNC. ANGLE X-TIE POST
S 66° 52' 21" E
305.71'
(DEED S 67° 25' E 798.8')
SET 1/2" I. ROD
813.92'
508.21'
9.047 ACS.
(TOTAL 29.047 ACRES)
P.O.B.
FND. 3/8" I. ROD
S 04° 43' 17" E
487.05'
951.78'
N 68° 53' 42" W
(DEED N 68° 53' W 1512.41')
"TR. TWO" CALLED 20.457 ACS. V. 213, P. 904 FLD. 1-25-96 (less 5.00 acs.)
SET 1/2" I. ROD
553.70'
1505.48'
JAMES STANDEFER SVY.
A-451
UPSHUR COUNTY, TX
1. Called 12.6441 Acs. V. 476, P. 905 Fld.. 6-3-86
2. Residue Called 29.1 Acs. V. 64, P. 231, O. G. & ML
3. Residue Called 36.55 Acs. V. 398, P. 995 Fld. 12-15-78
200' 0' 100' 200'
SCALE
CALLED 7.424 ACS. V. 208, P. 354 O.R.
DEED LINE
X-TIE POST F/C
CALLED 30.048 ACS. V. 262, P. 647 FLD. 6-18-97
N 73° 14' 24" E
(DEED N 75° 29' E 541.91')
533.71'
SEPT. SYSTEM
HOUSE DETAIL
SET 1/2" I. ROD BRS. S 73° 14' 24" W 30.0'
OLD FNC.
℄ CREEK
SEE FLOOD ZONE NOTE
SEE HOUSE DETAIL
20.000 ACRES
ELEC. BOX
℄ DIRT DRIVE
FND. 3/8" I. ROD
(5.00 ACS.) RESIDUE CALLED 20.457 ACS. V. 398, P. 210 FLD. 11-3-78
(Bearing Base)
(DEED N 17° 00' W 350')
N 17° 00' 00" W 351.51'
FND. 1/2" I. ROD BRS. N 17° 00' W 25.0'
O.H. PWR LINE (LOCAL SERVICE)
(DEED S 44° 26' W 694')
S 44° 26' 00" W
697.12'
SET 1/2" I. ROD
(DEED S 61° 35' W 600')
S 61° 35' 00" W
592.86'
℄ OIL/SAND PVM'T
(COUNTY MAINTAINED ROAD)
ASPEN ROAD
CALLED 55.74 ACS. V. 289, P. 351 FLD. 3-17-98
"FIRST TR." CALLED 22.461 ACS. V. 482, P. 932 FLD. 12-4-86
P.O.B.
20" WATER OAK IN FNC. BRS. S 66° 18' W 42.1'
"SEC TR." CALLED 29.190 ACS. V. 482, P. 932
FLOOD ZONE NOTE
Part of subj. tract appears to be in flood zone "A" as per flood hazard boundary map No. 32, community No. 481036A effective date: 5-31-77.
I, MICHAEL L. TURNER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME IN APRIL, 2000 AND I FURTHER CERTIFY THAT THE CORNERS AND PROPERTY LINES ARE AS SHOWN ON THIS PLAT AND THAT THERE WERE NO FOUND VISIBLE EASEMENTS CROSSING SUBJECT PROPERTY OTHER THAT THOSE ON THIS PLAT, AND OTHER THAN THOSE UTILITIES SERVING ANY IMPROVEMENTS ON SUBJECT PROPERTY.
STATE OF TEXAS REGISTERED MICHAEL L. TURNER 4606 PROFESSIONAL LAND SURVEYOR
MICHAEL L. TURNER R.P.L.S. No. 4606
SURVEY & DIVISION of a CALLED 30.048 ACRE TRACT.
SEE THE DESCRIPTION OF THIS SURVEY
SEE THE REPORT OF THIS SURVEY.
REV. 11-3-10 IMPROVEMENTS SHOWN
MICHAEL L. TURNER
REGISTERED LAND SURVEYOR
109 HENDERSON STREET
GILMER TX. 75644 (903) 843-2965
CLIENT: COOK
DATE: 04-00 SCALE: Noted JOB: UP-49-00.