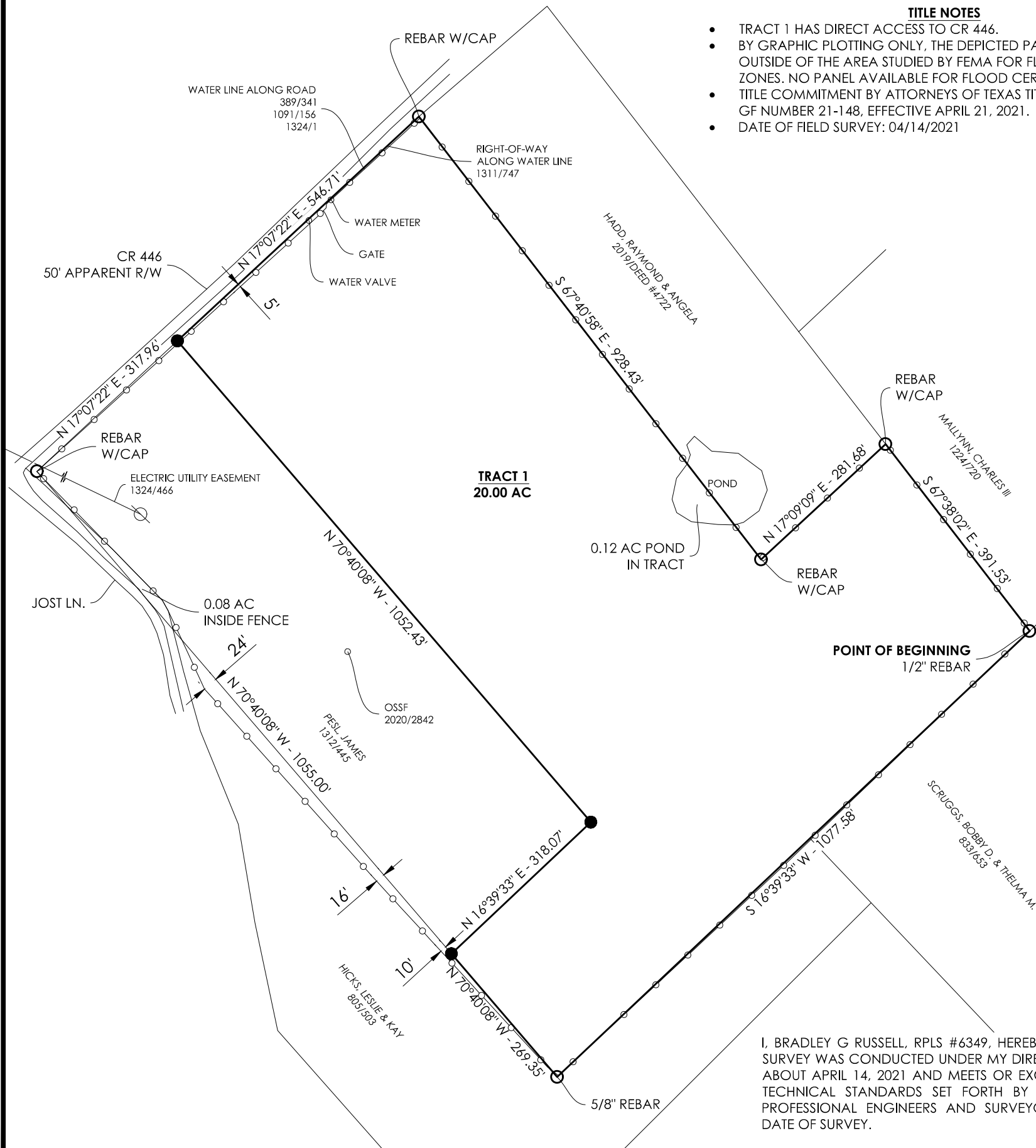


DRAWING: G:\21215801 - 1X JAMES PESL 2\AC\21215801.DWG
LAYOUT: LAYOUT2-LAYOUT1 - LAST SAVED: BR1169 - 4/30/2021 8:59:15 AM
LAST PLOTTED BY: BRAD RUSSELL - 4/30/2021 8:59:33 AM (PLOTTED BY: "VALID ON HARD COPY ONLY")



- TITLE NOTES**
- TRACT 1 HAS DIRECT ACCESS TO CR 446.
 - BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED OUTSIDE OF THE AREA STUDIED BY FEMA FOR FLOOD HAZARD ZONES. NO PANEL AVAILABLE FOR FLOOD CERTIFICATION.
 - TITLE COMMITMENT BY ATTORNEYS OF TEXAS TITLE, INC., GF NUMBER 21-148, EFFECTIVE APRIL 21, 2021.
 - DATE OF FIELD SURVEY: 04/14/2021

LEGEND

PROPERTY BOUNDARY
OVERHEAD ELECTRIC
ROAD RIGHT-OF-WAY
FENCE
POWER POLE
MONUMENT FOUND (NOTED)
CALCULATED POINT
SET 5/8" REBAR W/ CAP #6349
(RECORD DIMENSION)

N

20.00 ACRES BEING A PART OF THAT CERTAIN 27.66 ACRE TRACT GRANTED TO JAMES PESL, RECORDED IN VOL. 1312, PAGE 445, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND BEING OUT OF THE GABRIEL JACKSON SURVEY, ABSTRACT NUMBER 223, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR AT THE NORTHEAST CORNER OF SAID 27.66 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 27.819 ACRE TRACT TO CHARLES MALLYNN III RECORDED IN VOL. 1224, PAGE 720, , LOCATED ON THE WEST LINE OF A CALLED 145.57 ACRE TRACT TO BOBBY D. SCRUGGS, ET UX, RECORDED IN VOLUME 833, PAGE 653, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 16°39'33" W ALONG THE EAST LINE OF SAID 27.66 ACRE TRACT, A DISTANCE OF 1077.58 FEET TO A 5/8 INCH REBAR AT THE SOUTHEAST CORNER SAID 33.669 ACRE TRACT. SAME BEING AN INTERIOR CORNER OF SAID 10.31 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 70°40'08" W ALONG THE SOUTH LINE OF SAID 27.66 ACRE TRACT, A DISTANCE OF 269.35 FEET TO A 5/8 INCH REBAR WITH CAP (#6349), SET AT THE SOUTHERLY EXTERIOR CORNER OF THIS TRACT;

THENCE N 16°39'33" E ACROSS AND THROUGH SAID 27.66 ACRE TRACT, A DISTANCE OF 318.07 FEET TO A 5/8 INCH REBAR WITH CAP (#6349), SET AT AN INTERIOR CORNER OF THIS TRACT;

THENCE CONTINUE N 70°40'08" W A DISTANCE OF 1052.43 FEET TO A 5/8 INCH REBAR WITH CAP (#6349); SET ON THE EAST LINE OF COUNTY ROAD 446, A SOUTHWESTERLY EXTERIOR CORNER OF THIS TRACT;

THENCE N 17°07'22" E ALONG THE WEST LINE OF SAID 27.66 ACRE TRACT, AND THE EAST LINE OF SAID COUNTY ROAD, A DISTANCE OF 546.71 FEET TO A REBAR WITH CAP AT THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE S 67°40'58"E, ALONG THE NORTH LINE OF SAID 27.66 ACRE TRACT A DISTANCE OF 928.43 FEET TO A REBAR WITH CAP FOR AN INTERIOR CORNER OF THE TRACT;

THENCE N 17°09'09"E, ALONG THE NORTHWESTERN LINE A DISTANCE OF 281.68 FEET TO REBAR WITH CAP ON THE NORTH LINE OF SAID 27.66 ACRE TRACT AND THE SOUTH LINE OF SAID 27.819 ACRE TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE S 67°38'02" E ALONG THE NORTH LINE OF SAID 27.66 ACRE TRACT, A DISTANCE OF 391.53 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 20.00 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY DESCRIBED IN DEED DATED JUNE 28, 2017, EXECUTED BY DANIEL L. GUERRA AND WIFE, LYNETTE L. GUERRA TO JAMES PESL, RECORDED IN VOLUME 1312, PAGE 445, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT APRIL 14, 2021 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

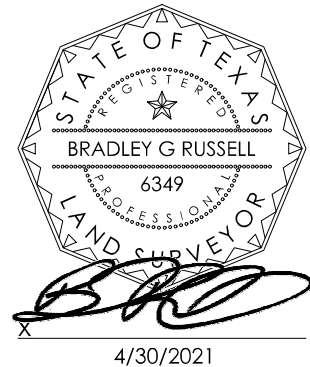
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.

BASIS OF BEARING:
TEXAS STATE PLANE, NAD83(11)
CENTRAL ZONE
AS DETERMINED BY GPS OBSERVATION.
DISTANCES ARE US SURVEY FEET.



RECORD INFORMATION

SEAL



TSPS CATEGORY 1-A TITLE SURVEY
20.00 ACRES OUT OF A
33.669 ACRE TRACT
845 CR 446
ROCKDALE, TX 76567

GF #: 21-148

CLIENT:
JAMES & DUSTI PESL

ISSUE DATE: 04/19/2021
PROJECT NO: 21215801
CONTACT: B.RUSSELL

1000 LedgeLawn Dr.
Conway, Arkansas 72034

Crafton Tull
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501.328.3316 f 501.328.3325 f
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CONTACT INFORMATION:
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1000 LedgeLawn Dr.
Conway, AR 72034

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& Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.: