

PLAT OF SURVEY

CALLLED 0.451 ACRE
TO
MELTON G. HAMBLET, ET AL
EAST PINEY WOODS PROPERTIES, LLC
TRACT ONE
MARCH 28, 2020
INSTRUMENT NO. 2001201

(Call: N 82°40'40" E - 140.95')
Act. N 82°37'08" E - 140.87'

Concrete is 0.84' over the boundary line

CALLLED 0.340 ACRE
TO
CYNTHIA LEE
MELTON G. HAMBLET
JUNE 19, 2008
INSTRUMENT NO. 0803129

Single Story Frame Building
Porch

CALLLED 0.282 ACRES
JAMES ANDERSON
TO
RUTHA EDWARDS
FIRST TRACT
DECEMBER 29, 2005
INSTRUMENT NO. 060016

CALLLED 0.174 ACRES
JAMES ANDERSON
TO
RUTHA EDWARDS
SECOND TRACT
DECEMBER 29, 2005
INSTRUMENT NO. 060016

(Call Overall: N 82°58'09" E - 122.79')

0.873 AC.

PORTION OF A
CALLLED 1.014 ACRES
MARK A. MOBLEY AND
DONNA C. MOBLEY
TO
MELTON G. HAMBLET
NOVEMBER 21, 2008
INSTRUMENT NO. 0805813

Wood Privacy Fence

(Call Overall: S 07°42'13" E - 165.96')

1/2" IR Set
1/2" IR Found bears:
N 88°21'36" E - 120.12'

Act. S 88°21'36" W - 145.44'
(Call Overall: S 88°16'02" W - 265.52')

1/2" IR Set
1/2" IR Found bears:
N 88°21'36" E - 120.12'

Act. S 88°21'36" W - 145.44'
(Call Overall: S 88°16'02" W - 265.52')

Act. N 08°59'01" W - 151.54'
(Call: N 09°02'58" W - 151.87')

Act. N 09°00'05" W - 101.96'
(Call: N 09°02'58" W - 102.01')

U. S. Highway No. 287 Bypass

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of May, 2021.

GIVEN UNDER MY HAND & SEAL, this the 20th day of May, 2021.

RYAN J. MAXFIELD - R.P.L.S. No. 6763

STATE OF TEXAS
REGISTERED
RYAN J. MAXFIELD
PROFESSIONAL
LAND SURVEYOR
6763

LEGEND

- Wire Fence
- Wood Privacy Fence
- Powerline
- Sewer Manhole
- Utility (as noted)
- Water Meter
- Concrete Paving

SCALE: 1" = 40'

LINE BEARING DISTANCE

L1	S 82°39'00" W	1.65'
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0 40 80 120

DRAWN BY: RM
SURVEYED BY: JR
DATE: 05-20-2021
FILE NO: 2372-AT.DWG

SCALE: 1" = 40'
REF: HAMBLET

PLAT OF SURVEY

0.873 AC. LOCATED IN THE

WILLIAM BURKE SURVEY, A-170

HOUSTON COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

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**PLAT OF SURVEY
0.873 AC. LOCATED IN THE
WILLIAM BURKE SURVEY, A-170
HOUSTON COUNTY, TEXAS**

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

0.873 OF AN ACRE

All that certain lot, tract or parcel of land located within the William Burke Survey, Abstract No. 170 of Houston County, Texas and being a portion of a called 1.014 acre tract as described in a deed from Mark A. Mobley and Donna C. Mobley to Melton G. Hamblet, dated November 21, 2008 and recorded in Instrument No. 0805813 and all of a called 0.340 of an acre tract as described in a deed from Cynthia Lee to Melton G. Hamblet, dated June 19, 2008 and recorded in Instrument No. 0803129, both of the Image Records of Houston County, Texas, and this 0.873 of an acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the East right-of-way line of U. S. Highway No. 287 Bypass, at the West common corner of said 1.014 acre tract and a called 2 acre tract as described in a deed from Jonell Alfred to Bonnie Sue Duvall, dated January 3, 1995 and recorded in Volume 1031, Page 77;

THENCE North 08 deg. 59 min. 01 sec. West, with said East right-of-way line, a distance of 151.54 feet to a 3/4" Iron Rod Found at the Southwest corner of said 0.340 acre tract, same being the Southwest corner of a called 0.174 of an acre tract, described as Second Tract in a deed from James Anderson to Rutha Edwards, dated December 29, 2005 and recorded in Instrument No. 060016;

THENCE North 09 deg. 00 min. 05 sec. West, continuing with said East right-of-way line, a distance of 101.96 feet to a 3/4" Iron Rod Found at the West common corner of said 0.340 acre tract and a called 0.451 of an acre tract, described as Tract One in deed from Melton G. Hamblet, et al to East Piney Woods Properties, LLC, dated March 28, 2020 and recorded in Instrument No. 2001201;

THENCE North 82 deg. 37 min. 08 sec. East, with the common line of said 0.340 acre tract and said 0.451 acre tract, a distance of 140.87 feet to a 1/2" Iron Rod Found in the West line of a called 0.282 of an acre tract, described as First Tract in said deed from James Anderson to Rutha Edwards, dated December 29, 2005 and recorded in Instrument No. 060016, at the East common corner of said 0.340 acre tract and said 0.451 acre tract;

THENCE South 13 deg. 54 min. 48 sec. East, with the common line of said 0.340 acre tract and said 0.282 acre tract, passing a 1/2" Iron Rod Found at the Southwest corner of said 0.282 acre tract at 74.60 feet and continuing, with the East line of said 0.340 acre tract, for a total distance of 102.67 feet to a 3/4" Iron Rod Found in the North line of said 1.014 acre tract, at the Southeast corner of said 0.340 acre tract;

THENCE South 82 deg. 39 min. 00 sec. West, with the common line of said 1.014 acre tract, said 0.340 acre tract and said 0.174 acre tract, a distance of 1.65 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner;

THENCE South 07 deg. 42 min. 13 sec. East, across said 1.014 acre tract, a distance of 165.96 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner in the common line of said 1.014 acre tract and said 2 acre tract, from which a 1/2" Iron Rod Found in the West line of Spivey Lane, at the East common corner of said 1.014 acre tract and said 2 acre tract bears North 88 deg. 21 min. 36 sec. East, a distance of 120.12 feet;

0.873 OF AN ACRE
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THENCE South 88 deg. 21 min. 36 sec. West, with the common line of said 1.014 acre tract and said 2 acre tract, a distance of 145.44 feet to the POINT OF BEGINNING AND CONTAINING 0.873 OF AN ACRE OF LAND. See Map No. 2372-Additional Tract prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of May, 2021.

GIVEN UNDER MY HAND & SEAL, this the 20th day of May, 2021.



Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763

