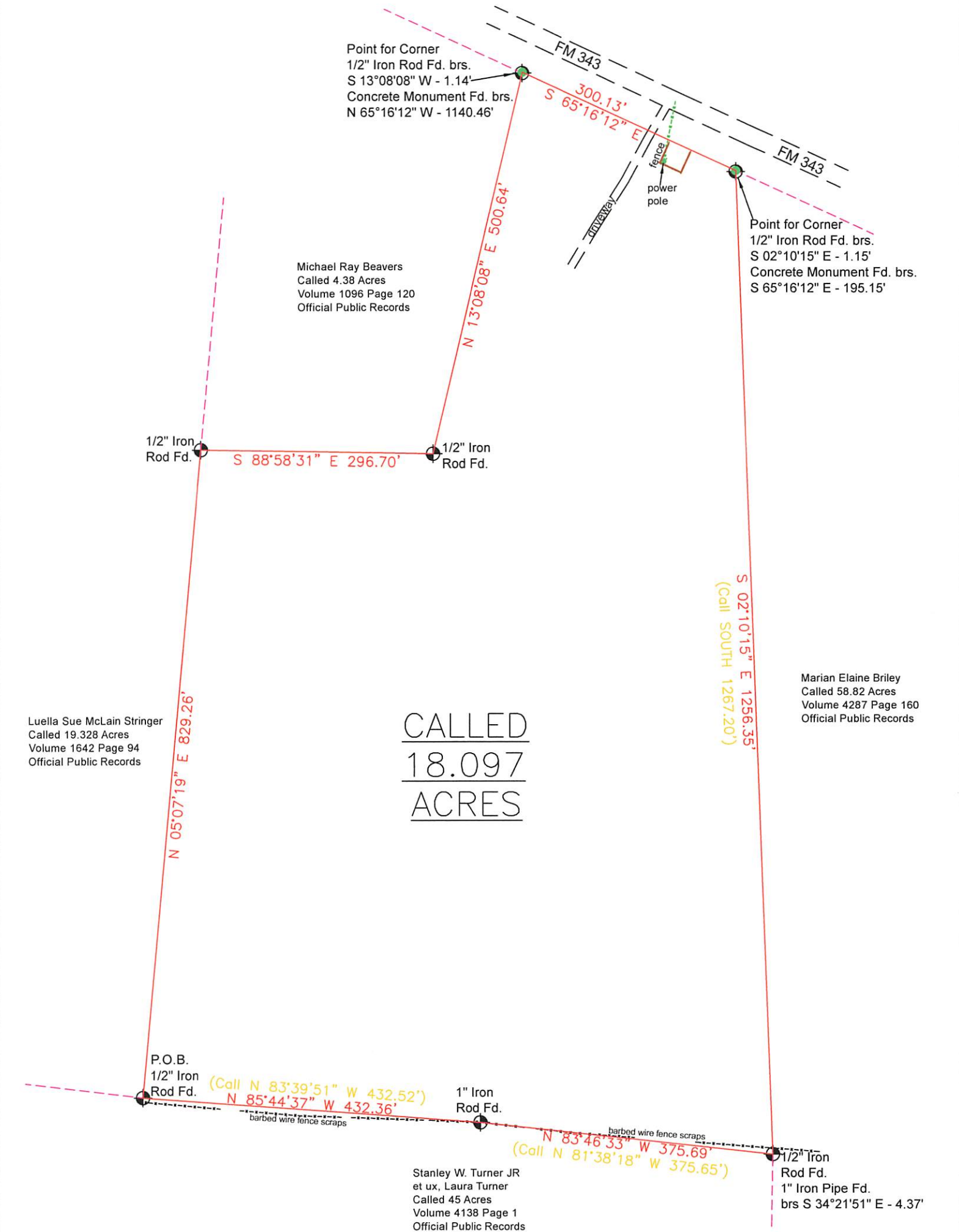


EBB FLYNT SURVEY OF 18.097 ACRES IN THE MANUEL DE LOS SANTOS COY SURVEY, A-21, NACOGDOCHES COUNTY, TEXAS




Scale: 1" = 150'
NOTE: ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, CENTRAL ZONE
SURVEYOR DID NOT ABSTRACT FOR TITLE OR EASEMENTS
This plat is constructed from a survey made on the ground under my direct supervision on August 16, 2023, and a metes and bounds description of even date accompanies this plat.

James E. Elliott E 16-2023
James Elliott R.P.L.S. No. 5795 Firm # 10146600



Surveyed for EBB FLYNT		
DRAWN	DATE	ETSM, LLC
C. LEACH	08/22/23	315 CEDAR CREEK
APPROVED	DATE	CENTER, TEXAS
J. ELLIOTT	08/31/23	PHONE 936-598-4506
SCALE	SHEET	PROJECT NO.
1" = 150'	1 OF 1	23-099

THENCE N 83° 46' 33" W (Call N 81° 38' 18" W - 375.65') with the most easterly south line of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and with a north line of a called 45 acre tract conveyed to Stanley W. Turner, Jr. and wife, Laura Turner and recorded in Volume 4138 Page 1 of the Official Public Records of Nacogdoches County, Texas, a distance of 375.69 feet to a 1" Iron Rod found for corner;

THENCE N 85° 44' 37" W (Call N 83° 39' 51" W – 432.52') with the most westerly south line of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and with a north line of the called 45 acre tract conveyed to Stanley W. Turner, Jr. and wife, Laura Turner and recorded in Volume 4138 Page 1 of the Official Public Records of Nacogdoches County, Texas, a distance of 432.36 feet to the **Point of Beginning** and being 18.097 acres of land more or less.

I, James Elliott, hereby certify the above description represents a survey made on the ground under my direct supervision of 18.097 acres of land located in the MANUEL de los Santos Coy SURVEY, A-21, Nacogdoches County, Texas, and a plat of even date accompanies this description.

August 16, 2023

James E. Elliott 8-16-2023

James Elliott
Registered Professional Land Surveyor No. 5795
FIRM #10146600



Surveyed for

EBB FLYNT

18.097 Acres

All that certain tract of land situated in Nacogdoches County, in the **MANUEL de los SANTOS COY SURVEY, A-21**, being 18.097 acres and being all of a called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed from Deborah Gail Hart to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and being more particularly described as follows.

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

BEGINNING at a 1/2" Iron Rod found at the southwest corner of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed from Deborah Gail Hart to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas;

THENCE N 05° 07' 19" E with the most southerly west line of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and with the east line of a called 19.328 acre tract conveyed to Luella Sue McLain Stringer and recorded in Volume 1642 Page 94 of the Official Public Records of Nacogdoches County, Texas, a distance of 829.26 feet to a 1/2" Iron Rod found for corner;

THENCE S 88° 58' 31" E with the most westerly north line of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and with the south line of a called 4.38 acre tract conveyed to Michael Ray Beavers and recorded in Volume 1096 Page 120 of the Official Public Records of Nacogdoches County, Texas, a distance of 296.70 feet to a 1/2" Iron Rod found for corner;

THENCE N 13° 08' 08" E with the most northerly west line of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and with the east line of the called 4.38 acre tract conveyed to Michael Ray Beavers and recorded in Volume 1096 Page 120 of the Official Public Records of Nacogdoches County, Texas, a distance of 500.64 feet to a Point for Corner on the south right-of-way of Farm Road 343 from which a 1/2" Iron Rod found bears S 13° 08' 08" W a distance of 1.14 feet and a concrete right-of-way monument bears N 65° 16' 12" W a distance of 1140.46 feet;

THENCE S 65° 16' 12" E with the north line of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and with the south right-of-way of Farm Road 343 a distance of 300.13 feet to a Point for Corner on the south right-of-way of Farm Road 343 from which a 1/2" Iron Rod found bears S 02° 15' 15" E a distance of 1.15 feet and a concrete right-of-way monument bears S 65° 16' 12" E a distance of 195.15 feet;

THENCE S 02° 10' 15" E (Call SOUTH – 1267.20') with the east line of the called 22.64 acre SAVE AND EXCEPT 4.38 acre tract conveyed to Ebb Flynt and recorded in Document No. 2023-4823 of the Official Public Records of Nacogdoches County, Texas, and with the west line of a called 58.82 acre tract conveyed to Marian Elaine Briley and recorded in Volume 4287 Page 160 of the Official Public Records of Nacogdoches County, Texas, a distance of 1256.35 feet to a 1/2" Iron Rod found for corner from which a 1" Iron Pipe found bears S 34° 21' 51" E a distance of 4.37 feet;