

LEGEND

FENCE	— x —
OLD FENCE	— II —
ELECTRIC LINE	— E —
WATER LINE	— W —
PIPE LINE	— G —
ROAD	— —
CREEK, BRANCH	— —

THOMAS GOSS SURVEY

A-27

Call: 66.85 Ac.
Lucy Hassell House to Roger M. House & Gary D. House
December 5, 1984 Vol. 1057, pg. 761

NUMBER	DIRECTION	DISTANCE
L1	N 30°46'55" W	31.73'
L2	N 46°43'57" E	25.05'
L3	N 05°59'09" E	95.53'
L4	N 76°34'21" W	42.69'
L5	N 38°29'35" W	24.56'

Call: 32.096 Ac.
Roger House
Vol. 1132, pg. 899

KICKAPOO BRANCH

Set 1/2" I.R.

S 89°31'44" E 419.89'

Set 1/2" I.R.

N 21°10'34" E 530.08'

County Road No. 320

8.02 Ac.

0.92 Ac. In County Road

(Call: West - 580.6')
S 88°58'13" W 573.22'

(Call: South)
S 00°35'00" E 649.15'

R & E RANCH
Envelope 135-D

Set 1/2" I.R.
N 21°10'34" E - 16.4'

Set 1/2" I.R.
N 88°58'13" E - 50.0'

Set 1/2" I.R.
N 0°35'W - 69.15'

WALTER POOL SURVEY A-57

NOTE:

No information was furnished and no abstracting done by this office concerning title, easements, or right-of-ways, on or across this property. There may exist other documents of record that would affect this property.

Bearings based on record call along the South line of a called 5.30 acre tract recorded in Volume 1014, page 294, of the Land Records of Anderson County, Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of August, 2017, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

This survey complies with the Professional and Technical Standards of the Texas Board of Professional Land Surveying, effective September 1, 1992.

This survey was performed for a specific transaction and the use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

PLAT OF SURVEY

SHOWING

PART OF THE THOMAS GOSS SURVEY A-27 ANDERSON COUNTY, TEXAS

A description accompanies this plat.

Jerry D. Jones, Registered Professional Land Surveyor No. 2504
August 21, 2017

Scale: 1" = 200'

JERRY D. JONES
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146
FRANKSTON, TEXAS
PHONE 903/876-4499
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SURVEY FOR:
GARY HOUSE

JOB NO.
A-27-10RH

Description of a 8.02 acre tract
THOMAS GOSS SURVEY, ABSTRACT No. 27
Anderson County, Texas

ALL that certain tract or parcel of land being a part of the THOMAS GOSS SURVEY, ABSTRACT No. 27, Anderson County, Texas, also being a part of that certain called 66.85 acre tract, conveyed to Roger M. House and Gary D. House by Lucy Hassell House, December 5, 1984, recorded in Volume 1057, page 761, of the Land Records of Anderson County, Texas, and including all of that certain called 2.00 acre tract conveyed to Gary House by Roger House, November 25, 1986, recorded in Volume 1144, page 380, of the Land Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at the Southeast corner of said 66.85 acre tract, the Southwest corner of a called 32.096 acre tract described in Volume 1132, page 899, in the North line of R & E Ranch Subdivision recorded in Envelope 135-D of the Map Records of Anderson County, Texas, and in the ostensible South line of the Thomas Goss Survey A-27, the North line of the Walter Pool Survey A-57, from said corner a 1/2" Iron Rod (set) bears N 0°35'W - 69.15 feet.

THENCE S 88°58'13"W, with the South line of said 66.85 acre tract (called West - 580.6'), a distance of 573.22 feet to the Southwest corner of same in the center of Kickapoo Branch, from said corner a 1/2" Iron Rod (set) bears N 88°58'13"E - 50.0 feet.

THENCE in a northerly direction with the southerly West line of said 66.85 acre tract, and with the center of Kickapoo Branch, as follows: N 30°46'55"W - 31.73 feet; N 46°43'57"E - 25.05 feet; N 5°59'09"E - 95.53 feet; N 76°34'21"W - 42.69 feet and N 38°29'35"W - 24.56 feet to a corner, from said corner a 1/2" Iron Rod (set) bears N 21°10'34"E - 16.4 feet.

THENCE N 21°10'34"E a distance of 530.08 feet to a 1/2" Iron Rod set for corner.

THENCE S 89°31'44"E, partly with the North line of said 2.00 acre tract, a distance of 419.89 feet to a 1/2" Iron Rod set for corner in the East line of said 66.85 acre tract, the West line of said 32.096 acre tract.

THENCE S 0°35'00"E, with the East line of said 66.85 acre tract (called South), the West line of said 32.096 acre tract, a distance of 649.15 feet to the place of beginning, containing 8.02 acres of land, of which 0.92 of an acre is in County Road No. 320.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504, do hereby declare that the above field notes were prepared from an actual on the ground survey made under my direction and supervision during the month of August, 2017. Bearings recited herein are based on the record call along the South line of a called 5.30 acre tract recorded in Volume 1014, page 294, of the Land Records of Anderson County, Texas. A plat accompanies this description.

GIVEN UNDER MY HAND AND SEAL this the 21st day of August, 2017.


REGISTERED PROFESSIONAL LAND SURVEYOR No. 2504
FIRM NO. 10052300