

C. S. GARRETT SURVEY A - 320

CALL: 2004 AC.
VOL. 1373, PG. 229

U. S. HIGHWAY NO. 287
VOL. 541, PG. 246

A - 6°11'07" R - 5789.60' L - 625.02'
CHORD S79°42'56"E - 624.72'
(CALL: A - 6°11'15" R - 5789.60' L - 625.24')

WILSON C. BROWN SURVEY A - 964

CALL AND ACTUAL: 19.00 AC.
MICHAEL LANCE COLLINS AND ANNIE MARIE COLLINS TO CHARLES LOVELADY
APRIL 11, 2012
VOLUME 2290, PAGE 695

CALL: 2.00 AC.
VOL. 1749, PG. 426

CALL: 25.279 AC.
VOL. 2297, PG. 53

1369.76'
N10°23'E
(CALL: 14°02'44"E
1369.76')

1129.67'
S03°45'33"E
(CALL: S07°15'56"E
1129.45')

728.32'
728.61'
(CALL: S82°32'42"W
S79°39'58"W)

CALL: 50.802 AC.
VOL. 1510, PG. 246

SCALE: 1" = 100.00 FEET

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 DATA.
A METES AND BOUNDS LEGAL DESCRIPTION OF THIS PROPERTY WAS PREPARED THIS DATE AND IS A PART OF THIS SURVEY.

I, RAYMOND E. RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME DURING THE MONTH OF JULY, 2025.
GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF JULY, 2025.


RAYMOND E. RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091
F. D. MURPHY & ASSOCIATES, INC. A11CROFT A11GLADY
605 AVENUE A PALESTINE, TX. 75801 (903) 723-3116 FIRM 10019700

PLAT OF SURVEY

SHOWING

PART OF THE WILSON C. BROWN
SURVEY, A - 964, ANDERSON
COUNTY, TEXAS

F.D. MCBRIDE & ASSOCIATES, INC.

RAYMOND E. (GENE) RUSSELL

REGISTERED PROFESSIONAL LAND SURVEYOR

ANDERSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYORS

BOUNDARY SURVEYS
SUBDIVISIONS
WELL LOCATIONS
LEASE SURVEYS
PIPE LINES

605 AVENUE A
PALESTINE, TEXAS 75801
PHONE: (903) 723-3116
FAX: (903) 723-2859
generus1@embarqmail.com
State of Texas Firm No. 10019700

Description of a 19.00 acre tract
WILSON C. BROWN SURVEY, ABSTRACT NO. 964
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the WILSON C. BROWN SURVEY, ABSTRACT NO. 964, Anderson County, Texas, also being all of that certain called 19.00 acre tract conveyed to Charles Lovelady by Michael Lance Collins and Annie Marie Collins, April 11, 2012, recorded in Volume 2290, page 695 of the Official Public Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod found for corner at the Northwest corner of the above mentioned 19.00 acre tract and the Northeast corner of a called 2.00 acre tract described in Volume 1749, page 426 of the Official Public Records of Anderson County, Texas, in the South R.O.W. line of U.S. Highway No. 287 as recorded in Volume 541, page 246 of the Deed Records of Anderson County, Texas.

THENCE in an Easterly direction with the North line of said 19.00 acre tract and the South R.O.W. line of U.S. Highway No. 287, a curve to the left which has a delta angle of 6° 11' 07", a radius of 5789.60 feet, a length of 625.02 feet and a chord of S 79° 42' 56" E - 624.72 feet to the Northeast corner of said 19.00 acre tract and the Northwest corner of a called 20.04 acre tract described in Volume 1373, page 229 of the Official Public Records of Anderson County, Texas, in the East line of the Wilson C. Brown Survey, A - 964, and the West line of the C. S. Garrett Survey, A - 320, from which a found 1/2" Iron Rod Brs. S 3° 45' 33" E - 0.31 feet.

THENCE S 3° 45' 33" E with the East line of said 19.00 acre tract, the West line of said 20.04 acre tract, the East line of the Wilson C. Brown Survey, A - 964, and the West line of the C. S. Garrett Survey, A - 320, a distance of 1129.67 feet to a 1/2" Iron Rod found for corner at the Southeast corner of said 19.00 acre tract and the most Easterly Northeast corner of a called 50.802 acre tract described in Volume 1510, page 246 of the Official Public Records of Anderson County, Texas.

THENCE S 79° 39' 58" W with the South line of said 19.00 acre tract and the most Easterly North line of said 50.802 acre tract a distance of

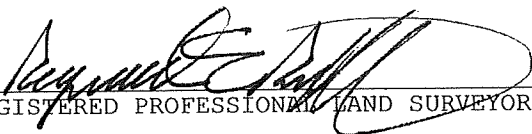
Description of a 19.00 acre tract, WILSON C. BROWN SURVEY, ABSTRACT NO. 964, Anderson County, Texas

728.61 feet to a 1/2" Iron Rod found for corner at the Southwest corner of said 19.00 acre tract and the Southeast corner of a called 25.279 acre tract described in Volume 2597, page 53 of the Official Public Records of Anderson County, Texas.

THENCE N 1° 10' 23" E with the West line of said 19.00 acre tract, the most Easterly East line of said 25.279 acre tract and the East line of said 2.00 acre tract a distance of 1369.76 feet to the place of beginning, containing 19.00 acres of land.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the month of July, 2025. Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83 data. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 11th day of July, 2025.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091