

NOTES

- VOLUME AND PAGE REFERENCES SHOWN HEREON ARE TO THE DEED RECORDS OF RUSK COUNTY, TEXAS (ORRC), THE LAND RECORDS OF RUSK COUNTY, TEXAS (LRR), OR THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS (OPRR).
- DIRECTIONAL CONTROL BASED UPON GPS DATA CONVERTED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- SEE LEGAL DESCRIPTION DATED 4/20/2023.
- DENOTES 5/8" IRON ROD, SET, (IRS) UNLESS OTHERWISE NOTED.
- DENOTES 1/2" IRON ROD, FOUND, (IRF) UNLESS OTHERWISE NOTED.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATION GENERATED FROM PREVIOUS MAPS AND SURVEY DATA. NO GUARANTEE IS GIVEN OR IMPLIED BY DDM SURVEYING INC. AS TO THE EXACT LOCATION OR IF ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED.

SCHEDULE B NOTES

ALLIANT NATIONAL TITLE INSURANCE
GP NO. 23-3487NLI
EFFECTIVE DATE: 3-17-2023, 6:00 AM
SCHEDULE B

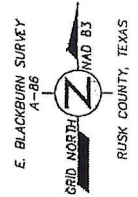
d. Easement for right-of-way, executed by Bessie Bearden to Texas Power and Light Company in instrument dated December 10, 1974, recorded in Volume 993, Page 14, of the Deed Records of Rusk County, Texas. MAY AFFECT PROPERTY (instrument does not provide adequate description of easement)

e. Easement for right-of-way, executed by Cassie Wallace, Curtis Smith and Albert Smith to James Taylor and wife, Susan Taylor in instrument dated August 18, 1982, recorded in Volume 1276, Page 63, of the Deed Records of Rusk County, Texas. DOES NOT AFFECT PROPERTY

Line Table		
Line #	Direction	Length
L1	N00°42'58"W	155.38'
L2	N87°50'48"E	412.26'
L3	N88°19'02"E	282.76'
L4	S81°26'45"E	83.13'
L5	S63°23'57"E	59.66'
L6	S42°55'36"E	60.58'
L7	S22°15'41"E	71.39'
L8	S05°42'19"E	81.84'

I, Collin H. Miley, Registered Professional Land Surveyor, Rusk County, Texas, do hereby certify that this plat represents the results of a survey completed on the ground under my supervision in April 2023.

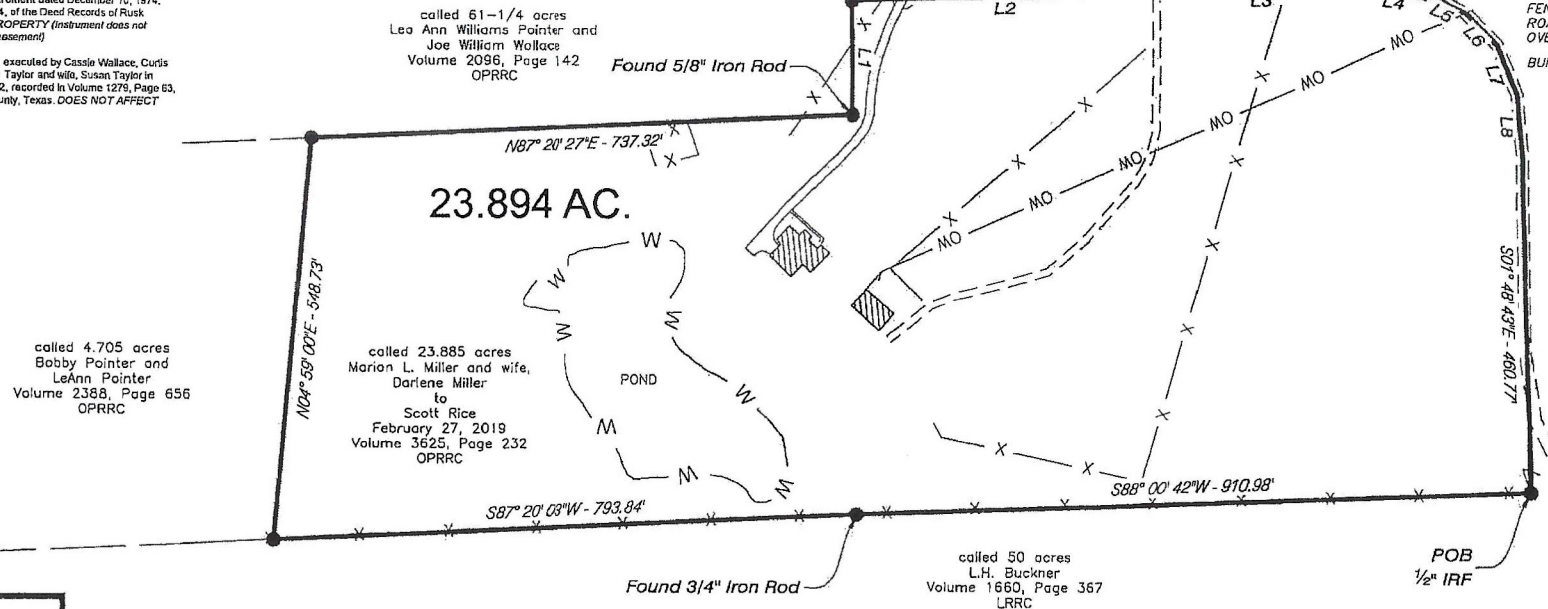
Collin H. Miley
Collin H. Miley, R.P.L.S., No. 6841



A Survey for
Taylor Lovell
Tyler, Tx

LEGEND

DEED LINE	---
FENCE	-X-
ROADWAY	---
OVERHEAD WIRE	---OW---
BUILDINGS	[Hatched Box]



DDM Surveying, Inc.
P.O. Box 895
Henderson, Texas
(903) 657-6229,
Fax (903) 657-8117
Firm Reg. No. 10045900

DATE: 4/20/23 DRAWN: CHM DWG. NO. 20230406



DDM Surveying, Inc.

April 20, 2023

Taylor Lovell

23.894 Acres

Being a 23.894 acre parcel of land located on Rusk County Road No. 352 (CR 352) about 11 miles South 76° East from the City of Henderson, Texas, and being situated in the E. Blackburn Survey, Abstract No. 86, Rusk County, Texas, and being all of a called 23.885 acres as described in the deed from Marion L. Miller and wife, Darlene Miller to Scott Rice, executed February 27, 2019 and recorded in Volume 3625, Page 232, of the Official Public Records of Rusk County, Texas (OPRRC), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the Southeast corner of said 23.885 acres, being in the North line of a called 50 acres described in Volume 1660, Page 367, of the Land Records of Rusk County, Texas (LRRC);

THENCE with the South line of said 23.885 acres, and the North line of said 50 acres as follows:

South 88° 00' 42" West a distance of 910.98 feet to a ¾" iron rod found, and

South 87° 20' 03" West a distance of 793.84 feet to a ½" iron rod found at the Southwest corner of said 23.885 acres, and the Southeast corner of a called 4.705 acres described in Volume 2388, Page 656, OPRRC;

THENCE North 04° 59' 00" East with a West line of said 23.885 acres, and the East line of said 4.705 acres a distance of 548.73 feet to a ½" iron rod found at the Westernmost Northwest corner of said 23.885 acres;

THENCE North 87° 20' 27" East with a North line of said 23.885 acres a distance of 737.32 feet to a ¾" iron rod found at an inside ell corner of same;

THENCE North 00° 42' 58" West with a West line of said 23.885 acres a distance of 155.38 feet to a ½" iron rod found at the Northwest corner of same;

THENCE with the Northeast line of said 23.885 acres, and continuing generally along said CR 352 as follows:

North 87° 50' 48" East a distance of 412.26 feet, and

North 88° 19' 02" East a distance of 282.76 feet, and

South 81° 26' 45" East a distance of 83.13 feet, and

South 63° 23' 57" East a distance of 59.66 feet, and

South 42° 55' 36" East a distance of 60.58 feet, and

South 22° 15' 41" East a distance of 71.39 feet, and

South 05° 42' 19" East a distance of 81.84 feet, and

South 01° 48' 43" East a distance of 460.77 feet to the BEGINNING and CONTAINING 23.894 acres.

All bearings and coordinates are based on the Texas Coordinate System of 1983, North Central Zone.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision in April, 2023.

Collin H. Miley, R.P.L.S.#6841

20230406

F:\2023\20230406-Taylor Lovell\23.894 acres.docx

