

LEGEND

CM CONTROLLING MONUMENT
○ 1/2" IRON ROD FOUND
⊗ 1/2" IRON ROD SET (BY-LINE)
○ POINT FOR CORNER
○ 1/2" IRON PIPE FOUND
● POWER POLE
A/C AIR CONDITIONING
⊕ WATER METER
● CONCRETE R.O.W. MON
⊗ 60D NAIL FOUND
⊗ "X" FOUND IN CONCRETE
▲ UNDERGROUND ELECTRIC
● FH FIRE HYDRANT
⊕ GAS METER
⊕ WATER VALVE

CONCRETE
WOOD
COVERED PORCH, PORCH, DECK, ETC
OHT - OVERHEAD TELEPHONE
OHP - OVERHEAD ELECTRIC
PIPE FENCE
METAL FENCE
WOOD FENCE
BARBED WIRE FENCE
CHAINLINK FENCE
OVERHEAD ELECTRIC
GUY WIRE
ELECTRIC PEDESTAL
TELEPHONE PEDESTAL
CLEANOUT
SEPTIC LID
ASPHALT PAVING
GRAVEL/ROCK
ROAD OR DRIVE

LEGAL DESCRIPTION

Being a 23.76 acre tract or parcel of land situated in the M. Cummins Survey, Abstract No. 32, Rains County, Texas, and being all of that certain called 15 1/3 acre tract of land conveyed from J.T. Wright, et ux, to Corey W. Raymond, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 397, Page 216, Real Records, Rains County, Texas and being all of that certain called 8.097 acre tract, described as Tract One, and all of that certain called 0.740 acre tract of land, described as Tract Two, conveyed from Walter Claude Morgan, et ux, to Cory Wayne Raymond, et al, by General Warranty Deed, as recorded in File No. 2020-3245, Official Public Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at or near the centerline of County Road 2610, at the Southeast corner of the remainder of a called 15 1/3 acre tract of land conveyed to James M. Pitre, Sr., et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 389, Page 429, Real Records, Rains County, Texas, and at the Northeast corner of said 15 1/3 acre tract (397/216), from which a 5/8" iron rod found bears North 01 degrees 52 minutes 42 seconds West, a distance of 314.78 feet;

THENCE South 01 degrees 52 minutes 42 seconds East, along the East margin of County Road 2610, with the East line of said 15 1/3 acre tract, and with the East line of said 8.097 acre tract, a distance of 890.01 feet to a point at the Northeast corner of the remainder of a called 87.8 acre tract of land conveyed to Jennifer Junette Ahart, et al, by General Warranty Deed, as recorded in Volume 564, Page 180, Official Public Records, Rains County, Texas and at the Southeast corner of said 8.097 acre tract;

THENCE South 87 degrees 46 minutes 45 seconds West, with a North line of said 87.8 acre tract and with the South line of said 8.097 acre tract, a distance of 74.13 feet to a point at or near the centerline of County Road 2610 and at the East corner of said 0.740 acre tract;

THENCE generally along the centerline of County Road 2610, with the North line of said 87.8 acre tract, and with the South line of said 0.740 acre tract, the following courses and distances:
South 75 degrees 34 minutes 30 seconds West, a distance of 29.47 feet to a point;
South 80 degrees 22 minutes 11 seconds West, a distance of 433.38 feet to a point;
South 87 degrees 14 minutes 27 seconds West, a distance of 78.36 feet to a point;
North 81 degrees 50 minutes 31 seconds West, a distance of 87.10 feet to a point;
North 81 degrees 34 minutes 23 seconds West, a distance of 125.26 feet to a point;
North 86 degrees 13 minutes 30 seconds West, a distance of 59.96 feet to a point at an ell corner of said 87.8 acre tract and at the Southwest corner of said 0.740 acre tract;

THENCE North 01 degrees 54 minutes 07 seconds West, with an East line of said 87.8 acre tract and with the West line of said 0.740 acre tract, passing at 19.40 feet a 5/8" iron rod found in a North line of said 87.8 acre tract, at the Northwest corner of said 0.740 acre tract, at the Southeast corner of a called 7.500 acre tract of land conveyed to Steve Hess, et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 482, page 360, Official Public Records, Rains County, Texas, and at the Southwest corner of said 8.097 acre tract, continuing with the East line of said 7.500 acre tract and with the West line of said 8.097 acre tract for a total distance of 432.68 feet to a 1/2" iron rod found at the Northeast corner of said 7.500 acre tract, at the Northwest corner of said 8.097 acre tract, and in the South line of said 15 1/3 acre tract (397/216);

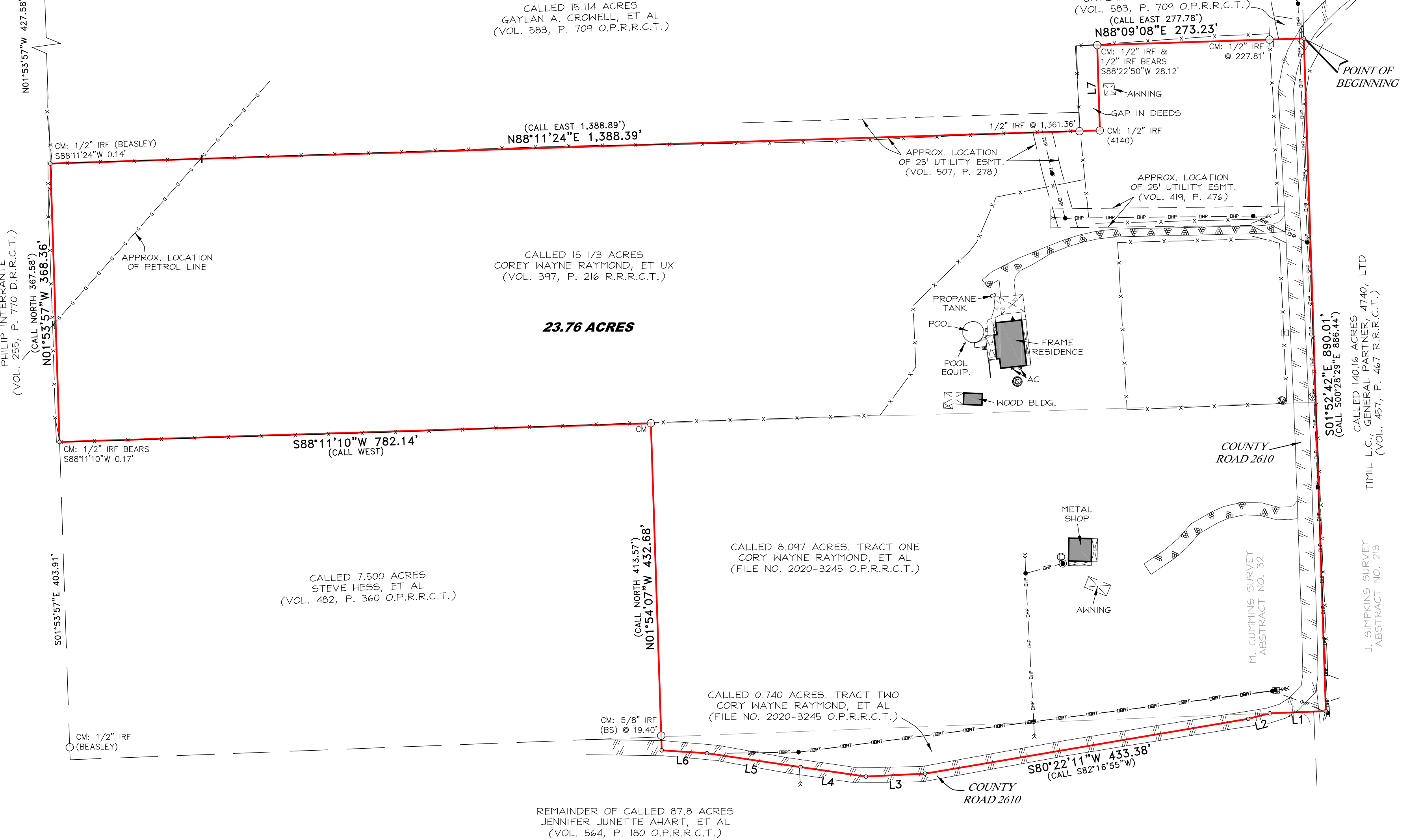
THENCE South 88 degrees 11 minutes 10 seconds West, with the North line of said 7.500 acre tract and with the South line of said 15 1/3 acre tract (397/216), a distance of 782.14 feet to a point at the Northwest corner of said 7.500 acre tract, in the East line of a called 28.0 acre tract of land conveyed to Philip Interrante, by Warranty Deed, as recorded in Volume 255, Page 770, Deed Records, Rains County, Texas, and at the Southwest corner of said 15 1/3 acre tract (397/216), from which a 1/2" iron rod found bears South 88 degrees 11 minutes 10 seconds West, a distance of 0.17 feet and a 1/2" iron rod found capped (Beasley) bears South 01 degrees 53 minutes 57 seconds East, a distance of 403.91 feet;

THENCE North 01 degrees 53 minutes 57 seconds West, with an East line of said 28.0 acre tract and with a West line of said 15 1/3 acre tract (397/216), a distance of 368.36 feet to a point at the Southwest corner of a called 15.114 acre tract of land conveyed to Gaylan A. Crowell, et al, by General Warranty Deed, as recorded in Volume 583, Page 709, Official Public Records, Rains County, Texas and at the most Westerly Northwest corner of said 15 1/3 acre tract, from which a 1/2" iron rod found capped (Beasley) bears South 88 degrees 11 minutes 24 seconds West, a distance of 0.14 feet and a 1/2" iron rod found at the Northwest corner of said 15.114 acre tract bears North 01 degrees 53 minutes 57 seconds West, a distance of 427.58 feet;

THENCE North 88 degrees 11 minutes 24 seconds East, with a South line of said 15.114 acre tract and with a North line of said 15 1/3 acre tract (397/216), passing at 1,361.36 feet a 1/2" iron rod found, continuing for a total distance of 1,388.39 feet to a 1/2" iron rod found capped (4140) at an ell corner of said 15 1/3 acre tract (397/216);

THENCE North 01 degrees 47 minutes 24 seconds West, with a West line of said 15 1/3 acre tract (397/216), a distance of 112.90 feet to a 1/2" iron rod found in a South line of said 15.114 acre tract and at the most Northerly Northwest corner of said 15 1/3 acre tract (397/216), from which a 1/2" iron rod found bears South 88 degrees 22 minutes 50 seconds West, a distance of 28.12 feet;

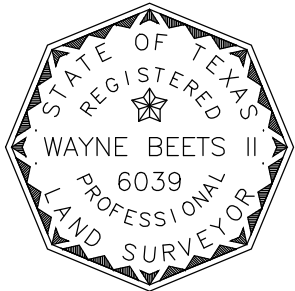
THENCE North 88 degrees 09 minutes 08 seconds East, with a South line of said 15.114 acre tract, with the South line of said 15 1/3 acre tract (389/429), and with a North line of said 15 1/3 acre tract (397/216), passing at 227.81 feet a 1/2" iron rod found for reference, continuing for a total distance of 273.23 feet to the POINT OF BEGINNING and CONTAINING 23.76 acres of land.



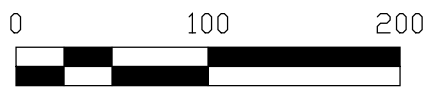
SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY TITLE COMPANY:
ITEM 1- THERE ARE NO RESTRICTIVE COVENANTS LISTED IN TITLE COMMITMENT.
ITEM 10I- RIGHT OF WAY/EASEMENT RECORDED IN VOLUME 419, PAGE 476, OF THE OFFICIAL RECORDS OF RAINS COUNTY, TEXAS. -AFFECTS AS SHOWN-
ITEM 10J- RIGHT OF WAY/EASEMENT RECORDED IN VOLUME 427, PAGE 687, OF THE OFFICIAL RECORDS OF RAINS COUNTY, TEXAS. -BLANKET EASEMENT-
ITEM 10K- RIGHT OF WAY/EASEMENT RECORDED IN VOLUME 507, PAGE 278, OF THE OFFICIAL RECORDS OF RAINS COUNTY, TEXAS. -AFFECTS AS SHOWN-
ITEM 10Q- RIGHT OF WAY/EASEMENT RECORDED UNDER CLERK'S FILE NO. 2021-1720 OF THE OFFICIAL PUBLIC RECORDS OF RAINS COUNTY, TEXAS.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) PIPELINE SHOWN HEREON IS APPROXIMATE IN LOCATION AND DERIVED FROM ABOVE GROUND EVIDENCE.
7) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.

I, Wayne Beets II RPLS No. 6039, do hereby certify to: Brandon Culley and Briana Culley, Buyers; Service First Mortgage, Lender; and First American Title in regards to G. F. No. 2686865-F1257, dated October 14, 2021: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Wayne Beets II
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



LINE TABLE				
LINE	BEARING	DISTANCE	CALL BEARING	CALL DISTANCE
L1	S87°46'45"W	74.13'	S89°29'55"W	
L2	S75°34'30"W	29.47'	S77°29'14"W	
L3	S87°14'27"W	78.36'	S89°09'11"W	
L4	N81°50'31"W	87.10'	N79°55'47"W	
L5	N81°34'23"W	125.26'	N79°39'39"W	
L6	N86°13'30"W	59.96'	N84°18'46"W	60.32'
L7	N01°47'24"W	112.90'	NORTH	112.97'



R.S. C.R. 2610 ALBA, TEXAS	
DATE:	12/06/2021
SCALE:	1" = 100'
JOB NO.:	2021-1998
CLIENT:	JANET MARTIN REALTY
TECHNICIAN:	AMN

BY-LINE
SURVEYING LLC

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