

WILLIAM HERRIN A-360

Second Tract  
Called 112.17 Acres  
2305/381

FRANCIS BETICK A-105

Third Tract Called 80.1 Acres 2305/381

First Tract Called 41.84 Acres 2305/381

Called 20 Acres  
902/172

SET  
Fnd. 5/8" I.R. Brs.  
N 42°35'54"E 20.00'

Called 4.99 Acres  
2020-3972

Fnd. 1/2" I.R.

COUNTY ROAD 2304

(Tract 1)  
Called  
1.845 Acres  
1414/739

(Tract 2)  
Called  
2.273 Acres  
1414/739

Called 4.00 Acres  
1663/379

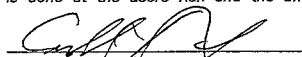
Ingress & Egress & Utilities  
20' Strip 1582/8 & 1661/484

COUNTY ROAD 2311

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision. To the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to FEMA Anderson County Community Panel Number 480001 0375D, dated February 3, 2010, a portion of this property is located in Flood Zone A, however, the house is located in Zone X (White). Water line easement recorded in Vol. 2059, Pg. 794 of the Anderson County Official Public Records (O.P.R.) affects this property 15 feet wide centered on the pipeline as installed. Restrictions recorded in Vol. 951, Pg. 669 and Ingress, egress and utility easement recorded in Vol. 1582, Pg. 8 and Vol. 1661, Pg. 484 O.P.R. affect Tract Two called 1.6 acres in Vol. 2588, Pg. 469 O.P.R.

A Field Note Description contains additional details and is a part of this survey.

This survey was performed for a specific transaction and 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.

  
CARROLL L. SMITH  
Registered Professional Land Surveyor  
State Of Texas Number 4181

GF No. 2310891 3-30-2023

Joan Niece To Frances D. Davis

(Tract One, Called 100.00 Acres)

Surveyed 89.853 Acres

Pond

MANUEL RION

Called 117.877 Acres  
2390/184

November 29, 2017

2588/469

ZONE X (WHITE)  
-PER FEMA ANDERSON COUNTY  
COMMUNITY PANEL NUMBER  
480001 0375D

FLOOD ZONE A  
PER FEMA ANDERSON COUNTY  
COMMUNITY PANEL NUMBER  
480001 0375D

ROBERT EARL / A-256

JOSE AGUILERA / A-5

# SURVEY MAP

SHOWING 89.853 ACRES IN THE  
MANUEL RIONDA SUR., A-58  
ANDERSON COUNTY, TEXAS

SCALE: 1" = 200'      APRIL 2023

FIRM No. 10046800  
IVES TECHNICAL SERVICE  
P.O. BOX 1561 (903) 729-7206  
PALESTINE, TEXAS 75802

D-1-1207

NOTE: "SET" = Set 1/2" iron rod w/cap.

NOTE: w/cap = a plastic cap marked CL SMITH RPLS 4181.

*Bearings and distances in parentheses are called. (Adj. = Adjoiner)*

*Bearings are based on Grid North referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 per GPS Observations.*

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that use.

FIELD NOTE DESCRIPTION

89.853 ACRES

ALL that certain tract of land in Anderson County, Texas, in the MANUEL RIONDA SURVEY, Abstract 58, being comprised of Tract One called 100.00 acres and Tract Two called 1.699 acres in deed from Joan Niece to Frances D. Davis dated November 29, 2017, recorded in Volume 2588, Page 469 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows: w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 1/2" iron rod w/cap set at the North corner of said called 100.00 acre tract and the West corner of the Second Tract called 112.17 acres in Volume 2305, Page 381 O.P.R., being in the Southeast line of the Third Tract called 80 acres in Volume 2305, Page 381 O.P.R., also being in the Northeast line of said RIONDA SURVEY with the intersection with the Southeast line of the FRANCIS BETICK SURVEY, Abstract 105, same being the West corner of the WILLIAM HERRIN SURVEY, Abstract 360. A cross-tie fence corner bears S 37° 54' 25" E, 22.2 feet for reference.

THENCE; S 37° 54' 25" E, with the Southwest line of said 112.17 acre tract, the Southwest line of said HERRIN SURVEY and Northeast line of said RIONDA SURVEY, at 717.7 feet pass a 10" wood post fence corner marking the Southwest corner of said 112.17 acre tract and Northwest corner of 117.877 acres in Volume 2390, Page 184 O.P.R., being the Southwest corner of the HERRIN SURVEY and Northwest corner of the ROBERT EARL SURVEY, Abstract 256, continuing the same course with the Southwest line of said 117.877 acre tract, the Southwest line of the EARL SURVEY and Northeast line of the RIONDA SURVEY a total distance of 3727.71 feet to a 1/2" iron rod found marking the South corner of the 117.877 acre tract in the Northwest line of 53.314 acres in Volume 2369, Page 11 O.P.R., being the Southeast corner of the RIONDA SURVEY and an interior corner of said EARL SURVEY in the Northwest line of the JOSE AGUILERA GRANT, Abstract 5. A 10" wood post fence corner bears N 37° 54' 25" W, 25.7 feet for reference.

THENCE; S 52° 50' 16" W, with the Northwest line of the 53.314 acre tract, Northwest line of the EARL SURVEY, Northwest line of the AGUILERA GRANT and Southeast line of the RIONDA SURVEY 485.16 feet to a 1/2" iron rod set at the Northeast corner of a 13.15 acre tract in Instrument No. 2020-3603 O.P.R. A 1/2" iron rod found marking the Southwest corner of said 53.314 acre tract bears S 52° 50' 16" W, 1011.92 feet for reference and found a 1/2" iron rod at the occupied Northeast corner of said 13.15 acre tract N 55° 21' 12" W, 23.03 feet for reference.

FIELD NOTE DESCRIPTION

MANUEL RIONDA SURVEY, ABSTRACT 58

89.853 ACRES

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THENCE; In a Northwesterly direction generally along a fence with the Northeast line of said 13.15 acre tract, the Northeast line of 4.184 acres in Volume 1224, Page 650 O.P.R., the Northeast line of 1.696 acres in Volume 1299, Page 245 O.P.R. and the Northeast line of 8.045 acres in Volume 1532, Page 469 O.P.R. as follows:

N 55° 21' 12" W, 534.78 feet to an 8" Elm Tree.

N 56° 09' 50" W, 753.34 feet to a 1/2" iron rod found.

N 56° 34' 26" W, 540.74 feet to a 1/2" iron rod w/cap found.

N 56° 25' 26" W, 270.12 feet to a 1/2" iron rod w/cap found.

N 55° 51' 48" W, 247.53 feet to a 1/2" iron rod w/cap set in the center of a spring branch.

N 56° 11' 50" W, 738.26 feet to a 1/2" iron rod w/cap set.

N 58° 03' 59" W, 308.02 feet to a 1/2" iron rod found marking the Northwest corner of said 8.045 acre tract and the East corner of said 1.699 acre tract.

THENCE; S 42° 44' 28" W, with the Northwest line of the 8.045 acre tract and the Northwest line of a 4.00 acre tract in Volume 1663, Page 479 O.P.R. 370.83 feet to a 1/2" iron rod found in the center of oiled County Road 2311. Found a 1/2" iron rod N 42° 44' 28" E, 19.88 feet for reference.

THENCE; N 47° 15' 30" W, in the center of the county road 211.73 feet to a 1/2" iron rod w/cap set in the Southeast edge of oiled County Road 2304. Found a 5/8" iron rod N 42° 35' 54" E, 20.00 feet for reference.

THENCE; N 42° 35' 54" E, with the East margin of County Road 2304 a distance of 326.51 feet to a 1/2" iron rod w/cap set at the North corner of said 1.699 acre tract in the Southwest line of said 100.00 acre tract.

THENCE; N 59° 02' 13" W, with the Northeast end of the county road 17.46 feet to a 1/2" iron rod w/cap set at the West corner of said 100.00 acre tract in the Southeast line of 20 acres in Volume 902, Page 172 O.P.R. and in the Southeast line of said BETICK SURVEY. A 1/2" iron rod found marking the South corner of a 4.99 acre tract in Instrument No. 2020-3972 O.P.R. bears S 42° 17' 50" W, 1157.17 feet for reference.

FIELD NOTE DESCRIPTION

MANUEL RIONDA SURVEY, ABSTRACT 58

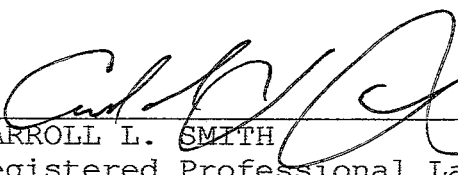
89.853 ACRES

PAGE 3

THENCE; N 42° 17' 50" E, with the Southeast line of said 20 acre tract, the Southeast line of the First Tract called 41.84 acres and said Third Tract called 80 acres in Volume 2305, Page 381 O.P.R. and the Southeast line of the BETICK SURVEY 1663.28 feet to the PLACE OF BEGINNING containing 89.853 acres including 0.097 acre in County Road 2311.

Bearings are based on Grid North referenced to the Texas State Plane Coordinate System, Central Zone (NAD 83) per GPS observations.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision in April, 2023. A map (D-1-1207) shows additional details and is a part of this survey.

  
CARROLL L. SMITH  
Registered Professional Land Surveyor  
State of Texas No. 4181  
Firm No. 10046800

