

FIELD NOTE DESCRIPTION - 3.242 ACRES

Being a 3.242 acre tract of land lying in the Samuel G. Wells Survey, Abstract No. 65, Anderson County, Texas and being all of Tract 1 and all of Tract 2 as described in an instrument to The Gilmer and Wilma Parrish Management Trust, et al. of record in Volume 1899, Pg.67, Official Public Records, Anderson County, Texas, said 3.242 acres being more particularly described by metes and bounds as follows:

Note: All bearings and coordinates are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone with a scale factor of 0.99997409 and a convergence angle at the POB of 02'25"28". All distances and areas are based on surface measurements.

BEGINNING at a capped iron rod marking the intersection of the Southwesterly right of way line of State Highway Loop 256 with the East margin of Palestine-Brushy Creek Road (not open), the North corner of said Tract 1, and being the North corner of the herein described tract, said iron rod having Texas State Plane Coordinate Values of N: 10,642,413.30, E: 3,758,919.67;

THENCE S 50°55'28" E (called S 48°09'02" E) with the Southwesterly right of way line of said State Highway Loop 256, the Northeastery line of said Tract 1, and the Northeastery line of the herein described tract a distance of 458.94 feet (called 458.82 feet) to a capped iron rod found marking an angle point on the Southwesterly right of way line of said State Highway Loop 256, an angle point on the Northeastery line of said Tract 1, and being an angle point on the Northeastery line of the herein described tract;

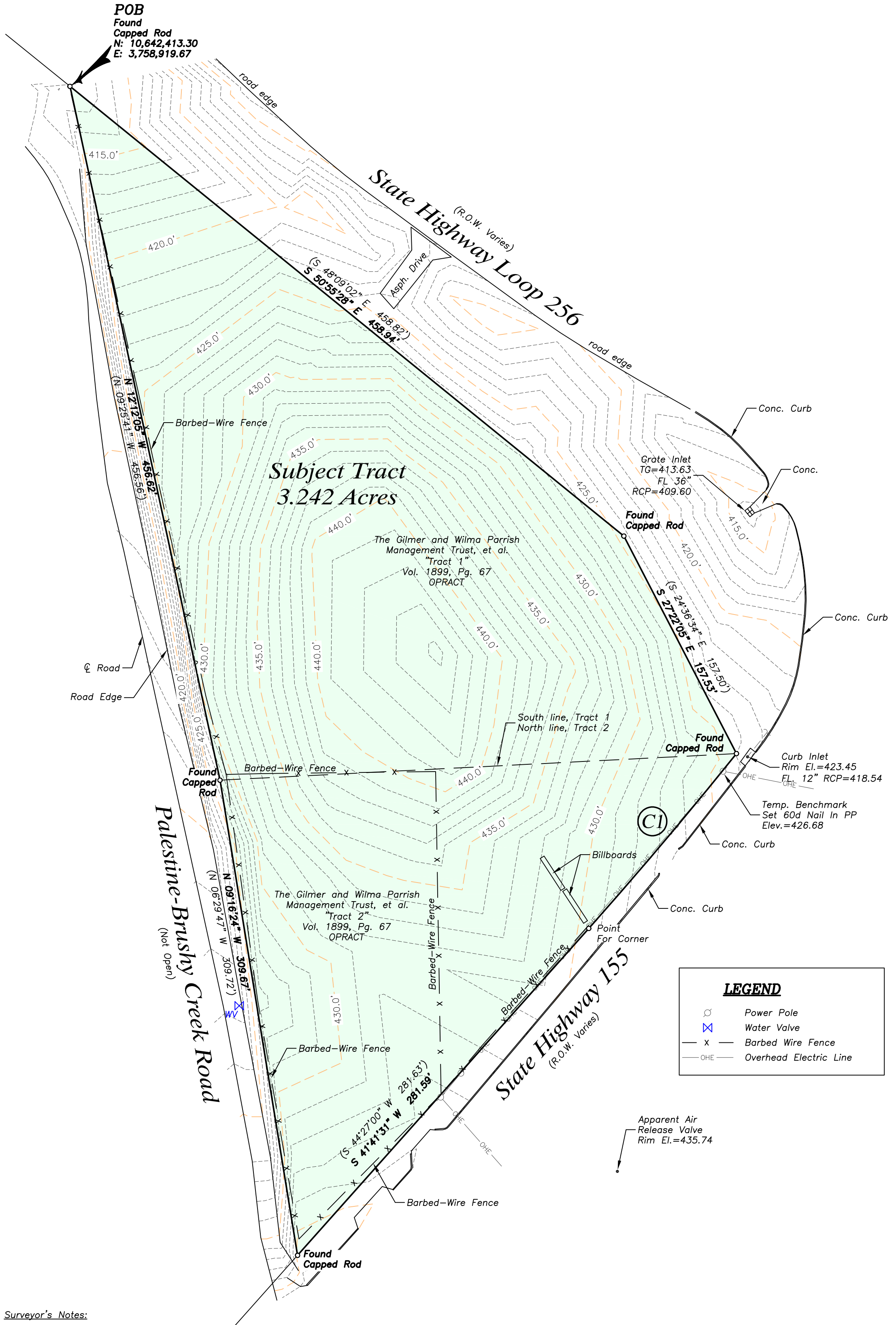
THENCE S 27°22'05" E (called S 24°36'34" E), continuing with the Southwesterly right of way line of said State Highway Loop 256, the Northeastery line of said Tract 1, and the Northeastery line of the herein described tract a distance of 157.53 feet (called 157.50 feet) to a capped iron rod found marking the intersection of the Southwesterly right of way line of said State Highway Loop 256 with the Northwesterly right of way line of State Highway 155 (right of way varies), the Southeast corner of said Tract 1, the Northeast corner of said Tract 2, and being the East corner of the herein described tract, said iron rod marking the beginning of a curve to the right;

THENCE along said curve to the right, with Northwesterly right of way line of said State Highway No. 155, the Southeastery line of said Tract 2, and the Southeastery line of the herein described tract having a Radius of 2804.79 feet, an Arc Length=147.24 feet, and a Chord which bears S 40°11'15" W (called S 42°56'46" W) a distance of 147.22 feet to a point for the end of said curve, lying in the Northwesterly right of way line of said State Highway No. 155, the Southeastery line of said Tract 2, and the Southeastery line of the herein described tract;

THENCE S 41°41'31" W (called S 44°27'00" W) with Northwesterly right of way line of said State Highway No. 155, the Southeastery line of said Tract 2, and the Southeastery line of the herein described tract a distance of 281.59 feet (called 281.63 feet) to a capped iron rod found marking the intersection of the Northwesterly right of way line of said State Highway No. 155 with the East margin of said Old Palestine-Brushy Creek Road, the South corner of said Tract No. 2, and being the South corner of the herein described tract;

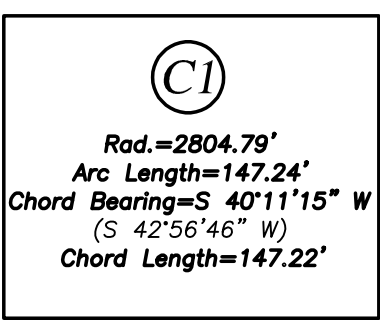
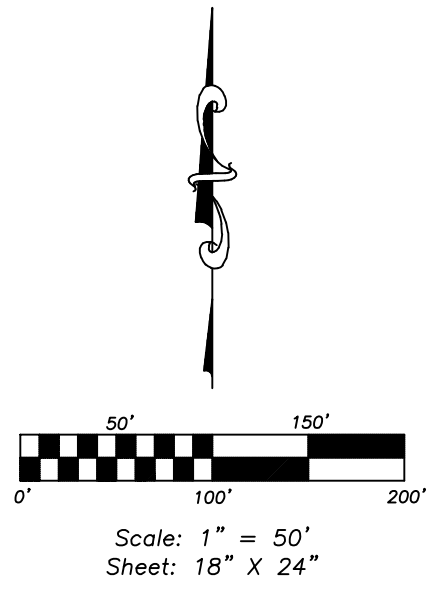
THENCE N 09°16'24" W (called N 06°29'47" W) with the East margin of said Old Palestine-Brushy Creek Road, the West line of said Tract 2, and the West line of the herein described tract a distance of 309.67 feet (called 309.72 feet) to a capped iron rod found marking an angle point on the East margin of said Old Palestine-Brushy Creek Road, the Northwest corner of said Tract 2, the Southwest corner of said Tract 1, and being an angle point on the West line of the herein described tract;

THENCE N 12°12'05" W (called N 09°25'41" W) with the East margin of said Old Palestine-Brushy Creek Road, the West line of said Tract 1, and the West line of the herein described tract a distance of 456.62 feet (called 456.56 feet) to the POINT AND PLACE OF BEGINNING, containing in area, 3.242 acres of land, more or less.



Surveyor's Notes:

1. This survey was completed to reflect the title commitment issued by Old Republic National Title Insurance Company with an effective date of May 22, 2020, bearing GF No. 28616-MM.
2. All bearings and coordinates are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone with a scale factor of 0.99997409 and a convergence angle at the POB of 02'25"28". All distances and areas are based on surface measurements.
3. All elevations are NAVD88 (calculated using Geoid 18), based on RTK GPS observation and tied to Trimble's VRS Network.
4. According to Fema's Flood Insurance Rate Map No. 48001C0415D, Dated February 3, 2010, and Fema's Flood Insurance Rate Map No. 48001C0395D, Dated February 3, 2010, the subject property is located in Flood Zone "X" (unshaded).



PREPARED EXCLUSIVELY FOR: **Farid Datoo**

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief.

Survey Dated: June 4, 2020
Plat Dated: June 12, 2020

ACCESS
Surveyors, LLC
Commercial - Industrial - Residential
11025 Old Voith Road - Beaumont, Texas 77713
Telephone (409) 838-6322 Facsimile 838-6122
www.access-surveyors.com § rpls5163@aol.com
File: 2020416 Firm No. 10136400 Technician: BDS

Scott N. Brackin
Scott N. Brackin
Registered Professional Land Surveyor No. 6650



**Boundary & Topographic Survey
of 3.242 Acres of Land
lying in the
Samuel G. Wells Survey, A-65
being all of
Tract 1 & Tract 2
as described in
Volume 1899, Page 67
Official Public Records,
Anderson County, Texas**