P.O.B. 3/8" IRON ROD FOUND (CM)-N:6,875,280,82" E:3,127,282.62"

S67° 04' 56"W, 109.61"

DRIVE

WALL

5/8" IRON ROD

BIRDSONG STREET

SOUTH HIGH STREET

88.19 W.04 SE 'TIN

ASPHALT

RAE

CONCRETE

ONE STÓRY BRICK BUILDING 1734'S HIGH ST

VOLUME 1624, PAGE 56, GCDR

LOT 4F

5/8" IRON ROD FOUND (CM)

0.171 ACRE JAMES M. MAULDIN. BILL MAULDIN

V87° 03' 38"E, 133.00"

GRASS

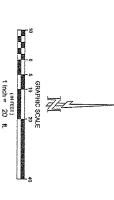
ASPITALT

LOT 4

0.6624 ACRE
KENNETH CRAIG NICHOLS
TO
ALBERTO PITMAN
CF#200612519, GCOPR

CONCRETE

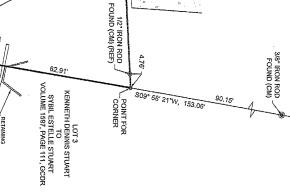
- NOTES
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1883 (NADS3), NORTH CENTRAL ZONE.
- DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0,9989126.
- A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
- THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST
- ACCORDING TO TEXAS, LOCAL GOVERNMENT CODE. CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BEKEFT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE ANDORS IS TATE LAW, SUBJECTING THE VIOLATOR TO FINES AND BUILDING PERANTS.

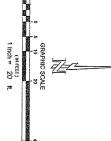




3

OVERHEAD TELEPHONE OVERHEAD ELECTRIC CONTROLLING MONUMENT REFERENCE MONUMENT SANITARY SEWER MANHOLE WATER METER ELECTRIC METER **GUY WIRE** GAS METER





TRAFFIC SIGNAL CONTROL BOX TRAFFIC SIGNAL POLE LIGHT POLE POWER POLE

LEGEND

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)



36 SURVEYING

LOT 4F, NCB 447-A IN THE ALVEY R. JOHNSON SURVEY, A-2 GREGG COUNTY, TEXAS

PLAT OF SURVEY OF 0.171 ACRE

360 SURVEYING
802 GILMER RD, STE 5, LONGWIEW, TEXAS 78804
(903) 387-2577 WWW.390SURV.COM
TBPUS 10184293

SEPT 10, 2020 DRAWN BY: MTW CHECKED BY: JBR JOB #1227

METES AND BOUNDS DESCRIPTION 0.171 ACRE

All that certain tract or parcel containing 0.171 acre of land in the Alvey R. Johnson Survey, A-2, Gregg County, Texas, being all of a tract which was called Lot 4, New City Block (NCB) 447-A, conveyed from James M. Mauldin to Bill Mauldin (Mauldin Tract), by an instrument of record in Volume 1624, Page 56, Gregg County Deed Records (GCDR), said 0.171 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 3/8" iron rod found for southwest corner, being the southwest corner of said Mauldin Tract, lying in the north line of Birdsong Street and in the east line of South High Street;

THENCE departing Birdsong Street, N11°35'40"W, 61.98 feet along the common line of said Mauldin Tract and High Street to a 3/8" iron rod found for northwest corner, being the northwest corner of said Mauldin Tract and southwest corner of a tract which was called 0.6624 acre conveyed from Kenneth Craig Nichols to Alberto Pitman, by an instrument of record in Clerks File #200612519, Gregg County Official Public Records (GCOPR);

THENCE departing High Street, N87°03'38"E, along the common line of said Mauldin Tract and said 0.6624 acre tract, at 128.24 feet pass a 1/2" iron rod found for reference and continuing for a distance in all of 133.00 feet to a point for northeast corner, being the northeast corner of said Mauldin Tract and southeast corner of said 0.6624 acre tract, lying in the west line of a tract which was called Lot 3, NCB 447-A, conveyed from Kenneth Dennis Stuart to Sybil Estelle Stuart, by an instrument of record in Volume 1597, Page 111, GCDR, from which a 3/8" iron rod found for angle point of said 0.6624 acre tract bears: N09°58'21"E, 90.15 feet;

THENCE S09°58'21"W, 62.91 feet along the common line of said Mauldin Tract and said Lot 3 to a 5/8" iron rod set for southeast corner, being the southeast corner of said Mauldin Tract and southwest corner of said Lot 3, lying in the north line of Birdsong Street;

THENCE S87°04'56"W, 109.61 feet along the common line of said Mauldin Tract and Birdsong Street to the PLACE OF BEGINNING, containing 0.171 acre of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying TBPLS 10194293 2802 Gilmer Rd., Ste 5 Longview, Texas 75604 Job No. 1227-001 Date: September 10. 2020

Professional Land Surveyor Texas Registration No. 6610

Bret Read