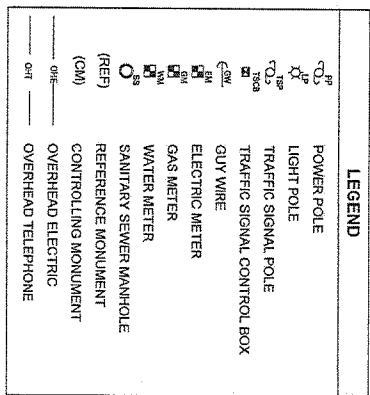


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I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART. 6228C, V.C.S.)

STATE OF TEXAS  
COUNTY OF DALLAS  
UNIT HEAD  
18610  
SEPT 10 1961  
LAND SURVEYOR  
TION NO. 6610

**360 SURVEYING**  
2802 GILMER RD. STE. 1, LONGVIEW, TEXAS 75601  
(903) 381-2517 WWW.360SURV.COM  
TBRNS 10184223

SEPT 10, 2020	DRAWN BY: MTW	CHECKED BY: JBR	JOB #1227-001
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**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

  
Bret Read  
Professional Land Surveyor  
Texas Registration No. 6610