



Invoice

Date	Invoice #
3/28/2025	10214

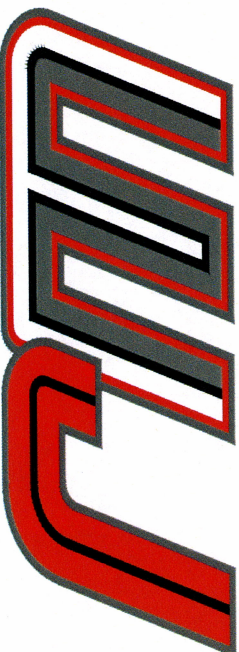
Bill To	
DEBBIE YEATS	

Ship To	
JOB 25-0289 CR 35 & I-20 TYLER TEXAS	

Terms
Net 15

Date	Description	Qty	Rate	Amount
3/28/2025	SURVEY COST		885.00	885.00T
Subtotal				\$885.00
Sales Tax (8.25%)				\$73.01
Payments/Credits				\$0.00
Balance Due				\$958.01

PLEASE MAKE CHECKS PAYABLE TO:  
WWJ LAND SURVEYING, LLC



## LAND SURVEYING

**SURVEYED: 3.846 ACRES**  
**F. FLORES SURVEY, A-9**  
**SMITH COUNTY, TEXAS**  
**J25-0289**

**March 28th, 2025**

**Field Note** description for a 3.846 acre tract in the F. Flores Survey, A-9 in Smith County, Texas and being part of a called 41.260 acre tract conveyed to Debora Yeats – Yeats Family Trust in Document No. 202401009048 of the Official Public Records of Smith County, Texas. Said 3.846 acre tract being more particularly described as follows.

*Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.*

**BEGINNING** at a 1/2" iron rod found for the Southeast corner of herein described tract, same being the Southeast corner of said 41.260 acre tract, a point for corner along the North right-of-way of Interstate 20, and being a Southwest corner of a called 238.20 acre tract occupied by Hitts Lake North;

**THENCE** South 72°37'22" West along and with the South line of said 41.260 acre tract, same being the North right-of-way of I-20, passing a 4" concrete monument found for reference at the intersection of the North right-of-way of I-20 and the East right-of-way of County Road 35 (Lavender Road) at a distance of 95.33 feet, and continuing along and with the South line of said 41.260 acre tract an additional 40.27 feet, a total distance of 135.60 feet, to a point for corner near the centerline of CR 35, being the Southwest corner of herein described tract;

**THENCE** North 20°13'28" West along and with the centerline of CR 35 a distance of 104.61 feet to a point for corner along the West line of herein described tract, and being the beginning of a curve to the right. A 1/2" iron rod set for reference on the East right-of-way of CR 35 bears N 73°57'04" East a distance of 40.11 feet;

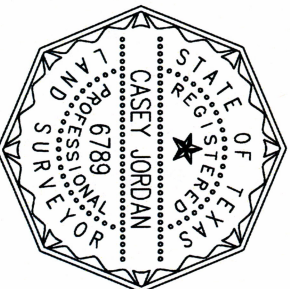
**THENCE** along and with the centerline of CR 35, being a curve to the right, having a chord bearing of North 04°49'23" West and distance of 369.48 feet, a radius of 615.78 feet, and an arc distance of 375.26 feet, to a point for corner along the West line of herein described tract, and being a point near the centerline of CR 35. A 1/2" iron rod set for reference on the East right-of-way of CR 35 bears South 80°57'15" East a distance of 40.00 feet;

**THENCE** North 09°17'53" East along and with the centerline of CR 35 a distance of 941.31 feet to a point for corner near the centerline of CR 35, being a point along the East line of said 41.260 acre tract, and being the North corner of herein described tract;

**THENCE** South 01°53'01" East along and with the East line of said 41.260 acre tract, passing a 1/2" iron rod set for reference on the East right-of-way of CR 35 at a distance of 206.27 feet, and continuing a total distance of 1355.51 feet back to the POINT OF BEGINNING and containing 3.846 acres of land, of which 1.223 acres lie within the limits of CR 35, leaving 2.623 net acres of land.

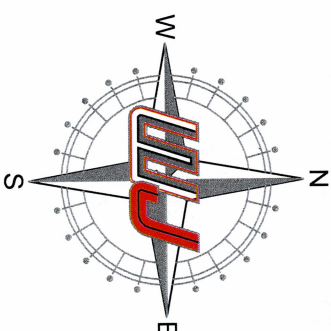
*I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey performed under my supervision in March 2025, and is being submitted along with a Plat of said tract, herein described.*

*Casey Jordan*  
*Registered Professional Land Surveyor*  
*State of Texas No. 6789*





SURVEYED: 3.843 ACRES - CR 35 (LAVENDER ROAD)



DEBORA YEATS - YEATS FAMILY TRUST  
CALLED 41.260 ACRES  
DOCUMENT NO. 202401009048

Item 10m.  
V1377/P340

HITTS LAKE NORTH  
CALLED 238.20 ACRES

TYLER TRAILS RV PARK, LLC  
CALLED 10.497 ACRES  
DOCUMENT NO. 202301027144

Curve Information (C1)  
Chord Bearing - N 04°49'23" W  
Chord Distance - 369.48'  
Radius - 615.78'  
Arc Distance - 375.26'

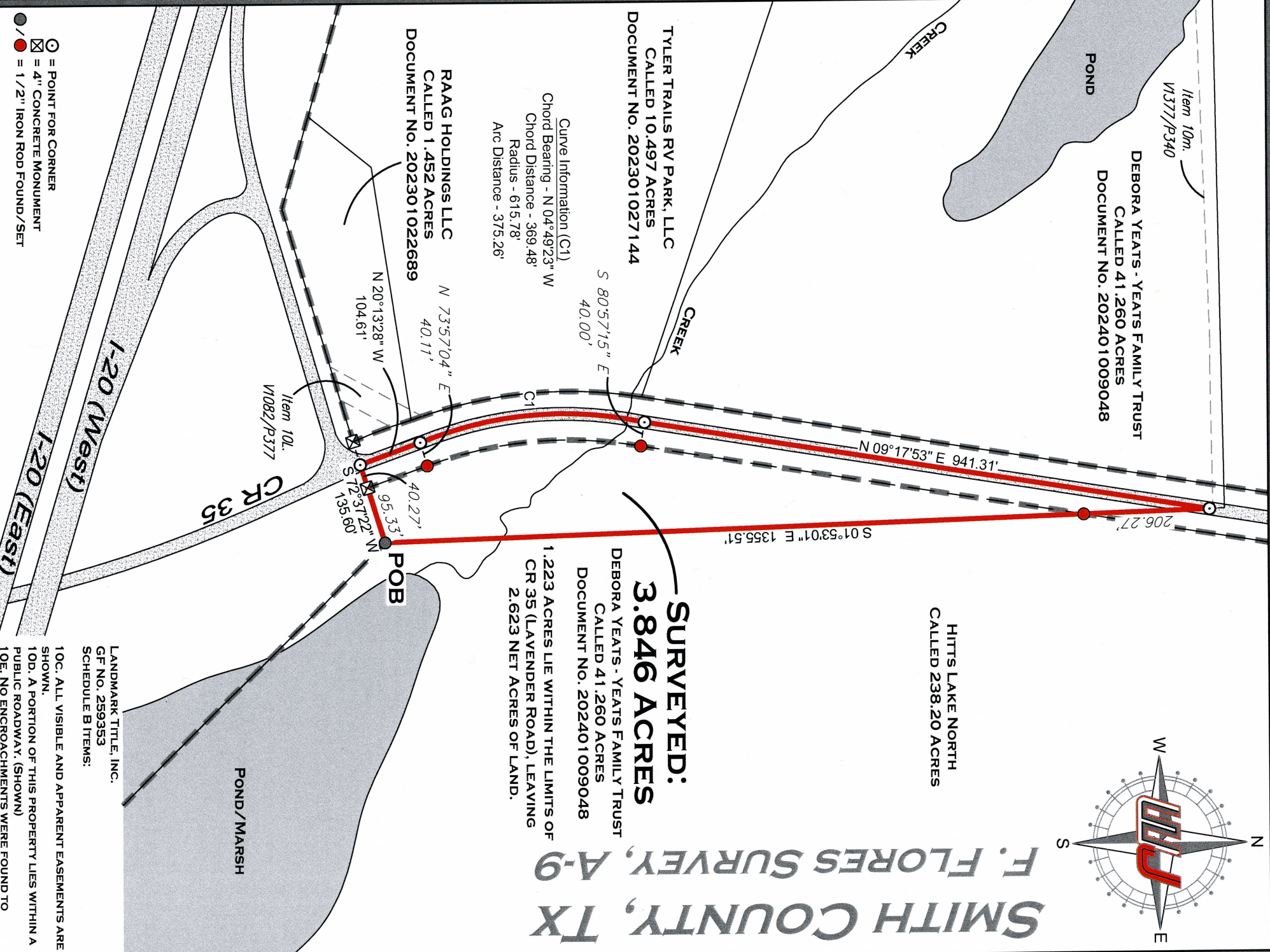
RAAG HOLDINGS LLC  
CALLED 1.452 ACRES  
DOCUMENT NO. 202301022689

DEBORA YEATS - YEATS FAMILY TRUST  
CALLED 41.260 ACRES  
DOCUMENT NO. 202401009048

1.223 ACRES LIE WITHIN THE LIMITS OF  
CR 35 (LAVENDER ROAD), LEAVING  
2.623 NET ACRES OF LAND.

**SURVEYED:  
3.846 ACRES**

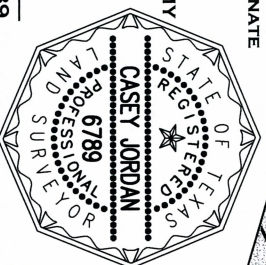
SMITH COUNTY, TX  
F. FLORES SURVEY, A-9



- = POINT FOR CORNER
- ⊠ = 4" CONCRETE MONUMENT
- /● = 1/2" IRON ROD FOUND/SET

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 28TH, 2025.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789

LANDMARK TITLE, INC.  
GF NO. 259353  
SCHEDULE B ITEMS:

- 10C. ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
- 10D. A PORTION OF THIS PROPERTY LIES WITHIN A PUBLIC ROADWAY. (SHOWN)
- 10E. NO ENCROACHMENTS WERE FOUND TO ADVERSELY AFFECT THIS PROPERTY.
- 10K. EASEMENT/RIGHT-OF-WAY TO TEXAS POWER & LIGHT CO., V731/P391, V999/P379, V1105/P253, V2269/P813. (AFFECTS PROPERTY WEST OF CR 35. DOES NOT AFFECT)
- 10L. EASEMENT/RIGHT-OF-WAY TO THE STATE OF TEXAS, V1082/P377. (SHOWN - DOES NOT AFFECT)
- 10M. EASEMENT/RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY CO., V1377/P340, CLERK'S FILE 20170100006368, 20190100008902, 202101015451. (SHOWN - DOES NOT AFFECT)



10819 US HWY 69 N  
TYLER, TX 75706  
903-534-9000

LAND SURVEYING

TBPELS FIRM NO. 10025300

MANAGER: RAM	CREW CHIEF: JM
ADDRESS: CR 35 & I-20	
CITY/COUNTY: TYLER / SMITH COUNTY	
SURVEY/ABSTRACT NO.: A-9	
SUBDIVISION: N/A	
LOT/BLOCK NO.: N/A	
CLIENT: DEBBIE YEATS (817) 821-1585	

JOB NO. 25 - 0289

PREPARED BY: RAM ON MARCH 28TH, 2025



SCALE: 1" = 200'