

Invoice



WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

Date	Invoice #
3/28/2025	10214

Bill To
DEBBIE YEATS

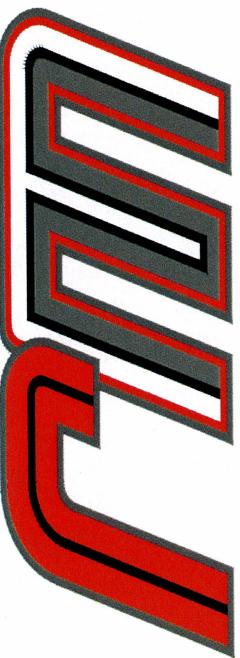
Ship To
JOB 25-0289 CR 35 & I-20 TYLER TEXAS

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 $72^{\circ}37'22''$ 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 $20^{\circ}13'28''$ 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 $73^{\circ}57'04''$ East a distance of 40.11 feet;

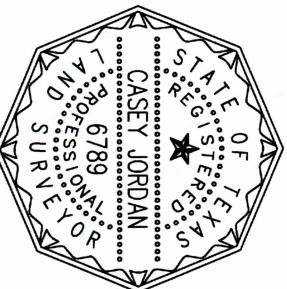
THENCE along and with the centerline of CR 35, being a curve to the right, having a chord bearing of North $04^{\circ}49'23''$ West and distance of 369.48 feet, a radius of 615.78 feet, and an arc distance of 375.26 feet, to a point for corner along the West line of herein described tract, and being 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 $80^{\circ}57'15''$ East a distance of 40.00 feet;

THENCE North $09^{\circ}17'53''$ 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 $01^{\circ}53'01''$ 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

CREEK
POND

HITTS LAKE NORTH
CALLED 238.20 ACRES

S 01°53'01" E 1355.51'

SURVEYED: 3.846 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'

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

RAAG HOLDINGS LLC
CALLED 1.452 ACRES
DOCUMENT NO. 202301022689

N 73°57'04" E
40.11',
104.61'

POB

Item 10.
V1082/P377

Item 10m.
V1377/P340

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

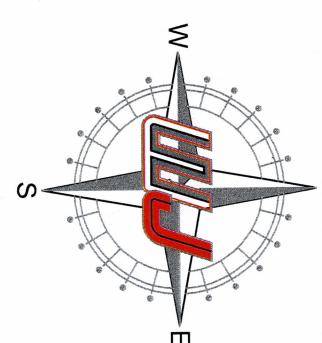
10C. ALL VISIBLE AND APPARENT EASEMENTS ARE
SHOWN.
10D. A PORTION OF THIS PROPERTY LIES WITHIN A
PUBLIC ROADWAY. (SHOWN)
10E. NO ENCROACHMENTS WERE FOUND TO
ADVERSELY AFFECT THIS PROPERTY.
10K. EASEMENT/RIGHT-OF-WAY TO TEXAS POWER
& LIGHT CO., V731/P391, V999/P379,
V1105/P253, V2269/P813. (AFFECTS
PROPERTY 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 2017010006368, 20190100008902,
202101015451. (SHOWN - DOES NOT AFFECT)

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789

Casey Jordan
6789
STATE REGISTERED
PROFESSIONAL
LAND SURVEYOR
N.D.
S.C.

10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
LAND SURVEYING
TBPELS FIRM NO. 10025300

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



MANAGER: RAM CREW CHIEF: JM

PREPARED BY: RAM ON MARCH 28TH, 2025

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

200 0 200

SCALE: 1" = 200'