



NUMBER	DIRECTION	DISTANCE
L1	S 70°34'40" E	73.41'
L2	S 64°51'41" E	151.26'
L3	S 70°33'09" E	150.79'
L4	S 72°25'23" E	159.38'
L5	S 54°10'31" E	108.55'
L6	S 70°34'40" E	4.73'

JOSE CHRINO SURVEY A-168

7.71 Ac.

Call: 280.16 Ac.
Billy B. Westbrook to Ironwood Partners
December 15, 2020 2020-7496

Call: 1.44 Ac.
Westbrook Properties, LLC to Ironwood Partners
December 15, 2020 2020-7497

Call: 2.0 Ac.
Billy Fisher
Vol. 1583, pg. 830

JOSEPH FERGUSON SURVEY A-23

TEXAS & NEW ORLEANS RAILROAD (ABANDONED)

Vol. 67, pg. 622

LEGEND	
FENCE	— x —
ELECTRIC LINE	— E —
PIPE LINE	— g —

Call: 14.5 Ac.
Estate of J. M. Westbrook, Jr.
Vol. 1154, pg. 129

SURVEY REVIEWED AND ACCEPTED

[Signature]
[Signature]
DATED 9-7-2022 d.w.

Bearings based on record call along the North line of a called 53.933 acre tract recorded in Vol. 1358, pg. 483, of the Official Public Records of Anderson Co., Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of August, 2022, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

PLAT OF SURVEY
SHOWING
PART OF THE
JOSEPH FERGUSON SURVEY A-23
JOSE CHRINO SURVEY A-168
ANDERSON COUNTY, TEXAS

A description accompanies this plat.

Jerry D. Jones, Registered Professional Land Surveyor No. 2504
August 24, 2022. JONES

Scale: 1" = 100'

JERRY D. JONES
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146
FRANKSTON, TEXAS
PHONE 903/876-4499
FAX 903/876-4991

SURVEY FOR:
IRONWOOD PARTNERS

JOB NO.
A-168-bw