



STATE HIGHWAY 31
a/k/a NE 2ND. STREET

N86°15'03"E

250.03'

3/8" rod found

5/8" rod found

N10°13'39"W

S10°11'57"E

N
SCALE 1" = 50'

2.581 ACRES
BLOCK 52
KERENS, TEXAS

Tina McGriff
Lot 1
called 1.29 ac.
Doc. No. 125
12-18-08
Called Block 2-A

TRACT 2

Tract 3

Tract 4

Jeffery L. Rivers
and
Naomi A. Rivers
Doc. No. 3719
05-28-14

450.74'

Druid Maurice Shindoll
Doc. No. 7049 07-14-09

Tract 3
Tract 4

Tract 5

2 1/2" pipe found b/s.
N10°11'57"W
at 0.77'

249.80'

5/8" rod found

S79°53'05"W

UNION PACIFIC RAILROAD

The easements recorded in Volume 701 Page 18, Volume 753 Page 188, Volume 780 Page 87, Volume 1068 Page 51 and Volume 1277 Page 448, do not affect this tract.
The plat recorded in Volume 2 Page 8, in the Plat Records do not affect this tract.

This is to certify that the foregoing plat was prepared from an actual survey made on the ground under my supervision, and this tract does not lie in the 100 year flood plain according to the FIRM map, and this survey was conducted in accordance with the standards for a Category 1A Condition II Survey as specified by the latest addition of the Manual of Practice for Land Surveyors.

Bobby Bruce 02-01-16
Bobby E. Bruce Date
Registered Professional Land Surveyor No. 4890
BRUCE SURVEYORS FIRM NUMBER-10064000
P. O. BOX 541 CORSICANA, TEXAS 75151
903-872-0113



BRUCE SURVEYORS
FIRM NUMBER 10064000
MAILING ADDRESS P. O. BOX 541 CORSICANA, TEXAS 75151
605A WEST COLLIN STREET CORSICANA, TEXAS 75110
903-872-0113

2.581 ACRES
BLOCK 51- KERENS, TEXAS

HYRAM BUSH SURVEY
ABSTRACT NO. 46

All that certain lot, tract, or parcel of land being 2.851 acres, situated in the Hiram Bush Survey, Abstract No. 46, in Kerens, Navarro County, Texas, and the same being Tract 3 and Tract 4, as per plat recorded in Volume 2 Page 9, in the Plat Records of Navarro County, Texas, and being that certain tract conveyed in a deed from Gloria E. Shindoll to Orvil Maurice Shindoll, dated July 14, 2009, and recorded in Document Number 7049, in the Official Public Records of Navarro County, Texas. Said 2.581 acres are more fully described as follows;

Beginning at a 3/8" rod found for the northeast corner of this tract and Tract 4 and in the west corner of Lot 1, called 1.29 acres conveyed to Tina McGriff, dated December 18, 2008, in Document Number 125, and in the south right-of-way of State Highway 31, a/k/a NE 2nd. Street;

Thence south 10 degrees 11 minutes 57 seconds east along the east line of this tract and Lot 4 and the west line of Lot 1, and passing a 2 1/2" pipe found at 448.37 feet, and continuing for a total distance of 449.14 feet, and being the southeast corner of this tract and Tract 4 and the southwest corner of Lot 1, and in the north line of the Union Pacific Railroad property;

Thence south 79 degrees 53 minutes 05 seconds west along the south line of this tract and Tract 4 and Tract 3, and the north line of the railroad property a distance of 249.80 feet to a 5/8" rod found for the southwest corner of this tract and Lot 3 and the southeast corner of Lot 2, which was conveyed to Jeffery L. Rivers and Naomi A. Rivers, dated May 28, 2014, and recorded in Document Number 3719;

Thence north 10 degrees 13 minutes 39 seconds west along the west line of this tract and Tract 3 and the northeast line of Lot 2 a distance of 450.74 feet to a 5/8" rod found for the northwest corner of this tract and Lot 3 and the northeast corner of Lot 2 and in the south line of State Highway 31;

Thence north 80 degrees 15 minutes 03 seconds east along the north line of Tract 3 and Tract 4 and the south line of said highway a distance of 250.03 feet to the place of beginning and containing 2.581 acres of land.

This is to certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision.

Bobby Bruce 02-01-16
Bobby E. Bruce Date
Registered Professional Land Surveyor No. 4890

