

Calvin Heights Subdivision
Vol. 326, Pg. 404

Lot 19

Lot 18

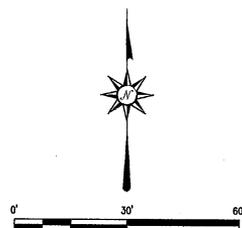
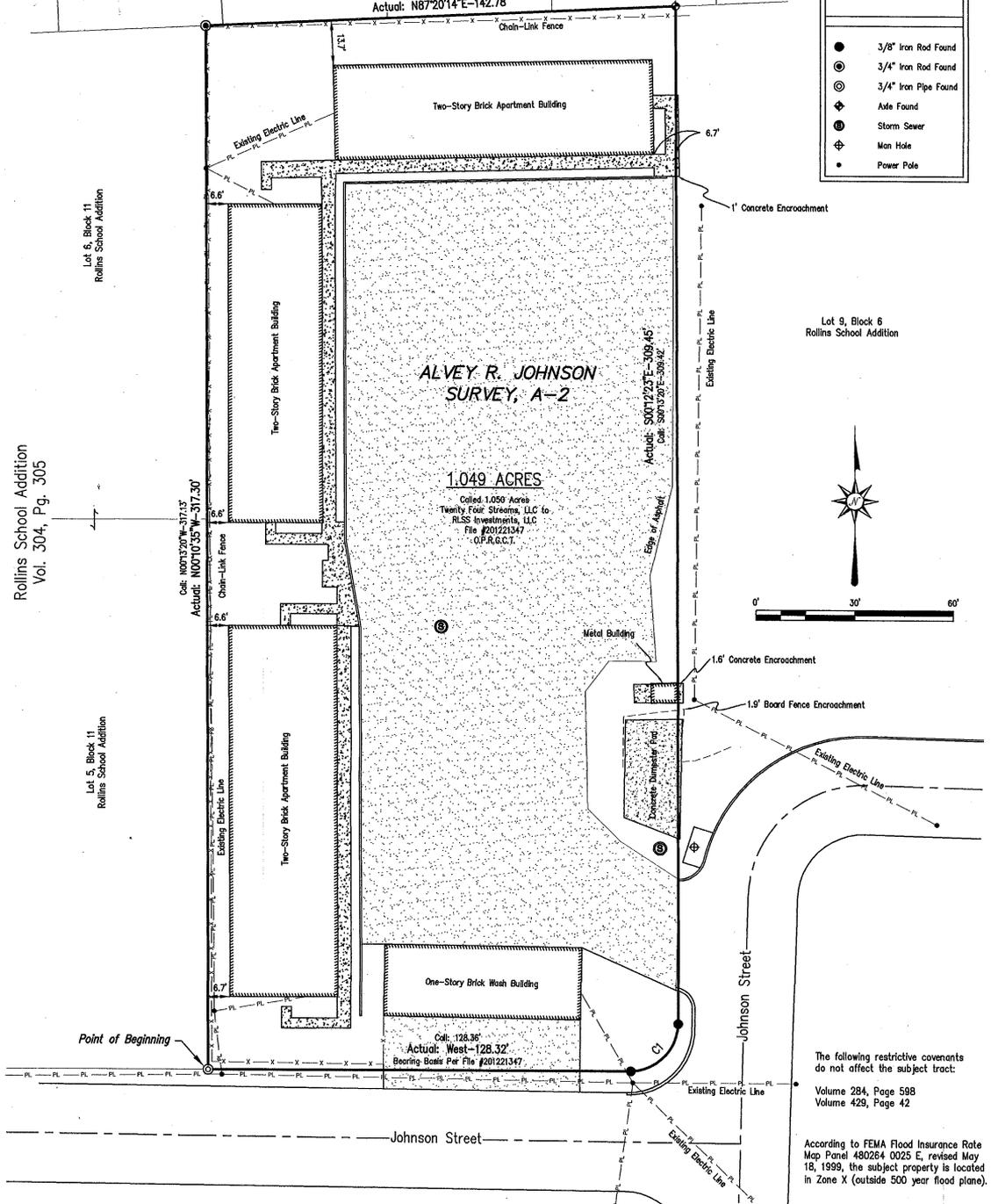
Lot 21

Lot 20

Call: N87°16'35"E-143.00'
Actual: N87°20'14"E-142.78'

LEGEND

- 3/8" Iron Rod Found
- ⊙ 3/4" Iron Rod Found
- ⊕ 3/4" Iron Pipe Found
- ◆ Ase Found
- ⊕ Storm Sewer
- ⊕ Man Hole
- Power Pole



The following restrictive covenants do not affect the subject tract:
Volume 284, Page 598
Volume 429, Page 42

According to FEMA Flood Insurance Rate Map Panel 480264-0025 E, revised May 18, 1999, the subject property is located in Zone X (outside 500 year flood plane).

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	86°38'15"	14.91'	S44°55'50"W	20.46'	22.55'

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify that the above plat shown hereon is a true and correct representation prepared from an actual survey made on the ground under my direction and supervision. Tract is subject to easements and restrictive covenants of record, if any, and is subject to such facts as an accurate and current title search may disclose.

A field note description accompanies this plat.

Bryan P. Gatons
Bryan P. Gatons
Registered Professional Land Surveyor
State of Texas No. 6265

** The original signature on this plat is in red ink. Any copy that is not signed in red ink is considered altered and is void.

SURVEY PLAT OF
1.049 ACRES OF LAND
ALVEY R. JOHNSON SURVEY, A-2
City of Longview
Gregg County, Texas

Reference Deed recorded in a Warranty Deed dated November 5, 2012 from Twenty Four Streams, LLC to RLSS Investments, LLC as recorded under Gregg County Clerk's File Number 20121347.

DRAWN BY: BPG	DATE: 2/8/2014	PROJECT NO. 14-005
SCALE 1" = 30'	SHEET 1 OF 2	Bryan P. Gatons 290 Walton Street Kilgore, Texas 75662 (903) 483-2712

BEING 1.049 ACRES of land situated in the Alvey R. Johnson Survey, A-2 of Gregg County, Texas, and being all of Lots 2, 3, 4 and part of Lot 1, Block 11 (New City Block 1361) of Rollins School Addition, of the City of Longview, said plat being recorded in Volume 304, Page 305 of the Deed Records of Gregg County, Texas, same being all of that certain called 1.050 acre tract described in a Warranty Deed dated November 5, 2012 from Twenty Four Streams, LLC to RLSS Investments, LLC as recorded under Clerk's File Number 201221347 of the Official Public Records of Gregg County, Texas, said 1.049 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ¾ inch iron pipe found for the southwest corner of Lot 3, the southeast corner of Lot 5 and being in the north right-of-way of Johnson Street;

THENCE North 00°10'35" West along the west line of Lots 3 and 4, same being the east line of Lots 5 and 6 a distance of **317.30 feet** to a ¾ inch iron rod found for the northwest corner of Lot 4, the northeast corner of Lot 6 and being in the south line of Calvin Heights Subdivision as recorded in Volume 326, Page 404 of said Deed Records;

THENCE North 87°20'14" East along the north line of Lots 4 and 2 of said Rollins School Addition and the south line of said Calvin Heights Subdivision a distance of **142.78 feet** to an axle found for the northeast corner of said Lot 2 and being the northwest corner of Lot 9, Block 6;

THENCE South 00°12'23" East along the east line of Lots 2 and 1 of said Rollins School Addition a distance of **309.45 feet** to a 3/8 inch iron rod with cap (RPLS 4445) found at the point of curvature for a curve to the right in the right-of-way of aforementioned Johnson Street;

THENCE with said right-of-way and along said curve to the right having a radius of **14.91 feet**, an arc length of **22.55 feet**, and a chord bearing **South 44°55'50" West** a distance of **20.46 feet** to a 3/8 inch iron rod with cap (RPLS 4445) found for the point of tangency of said curve;

THENCE West (bearing basis per Clerk's File Number 201221347) along the south line of Lots 1 and 3 and the north right-of-way of said Johnson Street a distance of **128.32 feet** back to the **POINT OF BEGINNING** and containing **1.049 ACRES OF LAND**.

A plat accompanies these field notes.

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision and reflect the conditions as I found them on this date.

GIVEN UNDER MY HAND AND SEAL, this the 8th day of February, 2014.

COPY

Bryan P. Gatons
Registered Professional Land Surveyor
State of Texas No. 6265
Job No. 14-005
Sheet 2 of 2

