

LEGEND

UP ● UTILITY POLE	— W — WATER
SSMH ⊙ SANITARY SEWER MANHOLE	— SS — SANITARY SEWER
GM ○ GAS METER	— OHE — OVERHEAD ELECTRIC
FH ○ FIRE HYDRANT	
WV ○ WATER VALVE	
TEL PED □ TELEPHONE PEDISTAL	
CI □ CURB INLET	
IRF ○ IRON ROD FOUND	
IPF ○ IRON PIPE FOUND	
IRS ○ IRON ROD SET	

UTILITIES SHOWN BASED ON VISIBLE OBSERVATION OR MARKED LOCATION BY THE OWNERS.

Legal Description

1.822 Acres
George Meyers Survey A - 643
Smith County, Texas

ALL THAT CERTAIN lot, tract, or parcel of land situated within the George Meyers Survey Abstract 643, Smith County, Texas and being all of a called 1.817 acre (Tract No. 3) as described in a deed to Susan Fry Bracken, Trustee of the Ashley Bracken Irrevocable Trust, recorded in Volume 7888, Page 385 in the Deed Records of Smith County Texas, and being more completely described as follows:

BEGINNING at a 3/8 inch iron rod found in the south right of way line of State Highway 64 being the northeast corner of said 1.817 acre tract same being the most northerly northwest corner of a called 12.801 acre tract described in a deed to Pleasant Retreat United Methodist Church, recorded in Document No. 2008-R00050202 in said Deed Records, from which a 1/2 inch iron rod found bears North 87 deg. 34 min. 48 sec. West, a distance of 3.79 feet and a 1 inch iron rod found for the northeast corner of said 12.801 acre tract bears South 77 deg. 02 min. 03 sec. East, a distance of 591.65 feet;

THENCE South 01 deg. 47 min. 16 sec. East with the east line of said 1.817 acre tract and the most northerly west line of said 12.801 acre tract, a distance of 246.61 feet to a 3/4 inch iron rod found for the southeast corner of said 1.817 acre tract and an ell corner of said 12.801 acre tract, from which a 1/2 inch iron rod found bears South 86 deg. 03 min. 17 sec. West, a distance of 4.36 feet;

THENCE South 88 deg. 26 min. 13 sec. West along the south line of said 1.817 acre tract and the most westerly north line of said 12.801 acre tract, a distance of 281.48 feet to a 5/8 inch iron rod found for the southwest corner of said 1.817 acre tract, same being the most westerly northwest corner of said 12.801 acre tract, same being in the east margin of County Road 1143 (Dixie Drive), from which a 1/2 inch iron rod found bears North 51 deg. 22 min. 49 sec. West, a distance of 3.74 feet;

THENCE North 01 deg. 23 min. 47 sec. West along the west line of said 1.817 acre tract and the east margin of said County Road 1143, a distance of 319.06 feet to a 1/2 inch iron rod set for the northwest corner of said 1.817 acre tract in the south right of way line of said State Highway 64, from which a 1/2 inch iron rod found bears North 52 deg. 58 min. 00 sec. West, a distance of 4.01 feet;

THENCE South 77 deg. 02 min. 03 sec. East along the north line of said 1.817 acre tract and said south right of way line, a distance of 288.82 feet to the PLACE OF BEGINNING containing 1.822 acres of land.

ACCORDING TO TITLE COMMITMENT GF NO. 2141531, EFFECTIVE DATE APRIL 2, 2014, SUPPLIED BY LANDMARK TITLE, INC., THE FOLLOWING INSTRUMENTS LISTED IN SCHEDULE B (TRACT NO. 3) WERE EXAMINED WITH THE EFFECTS ON THE SUBJECT PROPERTY SHOWN BELOW.

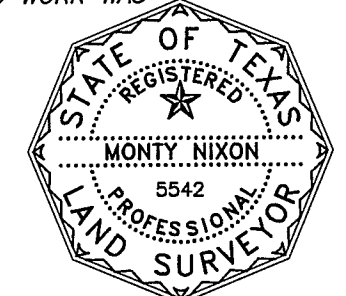
- DO NOT EFFECT SUBJECT PROPERTY:
- 10. e. CITY OF TYLER EASEMENTS VOL. 1593, PG. 106 & VOL. 3543, PG. 843
 - 10. g. SOUTHWESTERN BELL TELEPHONE EASEMENT VOL. 5019, PG. 189
 - 10. h. 20' WIDE UTILITY EASEMENT VOL. 7888, PG. 385
 - 10. i. 30' WIDE ACCESS EASEMENT VOL. 7888, PG. 385

THE FOLLOWING INSTRUMENT CAN NOT BE ACCURATELY LOCATED BY DESCRIPTION

- 10. f. AMERICAN TELEPHONE AND TELEGRAPH EASEMENT VOL. 513, PG. 426

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 5, 2014.

Monty Nixon 5/28/14
Monty Nixon
Registered Professional Land Surveyor No. 5542



REVISIONS	DATE	BY
ISSUED		

ALTA/ACSM LAND TITLE SURVEY
GEORGE MEYERS SURVEY A-643
SMITH COUNTY, TEXAS

Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBLs Firm No. 10081000

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PROJECT MGR.	MLN
PROJECT TECH.	MLN
CHECKED BY	JWC
JOB NO.	14-027