

No attempt was made by the undersigned to show buried utilities. Contact all utilities and underground facility owners for exact locations.

** Flowage Easement deed to U.S.A. in 262-410 is shown hereon. Other parts of the subject property lie below the 254.5 foot elevation. No other flowage easement deeds were furnished to the undersigned.

POSSIBLE CONFLICT: No deed was found or furnished which conveyed this 0.024 acres into BELTEX. This is part of "Lot 6", "B.F. Ragsdale", Ragsdale Lakeside Addition, Volume 1, Page 140, Plat Records. Per TRACT ONE, Volume 943, Page 396, "Lot 6" was conveyed to Fred Wade by B.F. Ragsdale (no deed cited). This 0.024 acres was not included in either Volume 943, Page 396 or Volume 991, Page 9.

LEGEND

- Air Conditioner
- Cable Box
- Electric Box, Meter, or Xformer
- Faucet/Water Meter
- Connex Marker
- Gas Valve
- Light Pole
- Power Pole
- Water Valve
- Septic Site
- Fiber Optics Mkr
- Water Well

DESCRIPTION

STATE OF TEXAS
COUNTY OF UPSHUR

BEING all that tract of land in Upshur County, Texas, out of the George Martin Survey, A-317, and being all of that called 0.891 acres of land described in a deed to BELTEX recorded in Volume 991, Page 9 of the Deed Records of Upshur County, Texas, and also consisting of the following tract of land:

- Part of TRACT ONE (5.47 acres, less save and except two tracts)
- TRACT TWO of 0.281 acres;
- TRACT THREE of 1.3809 acres;
- TRACT FOUR (Being Lot 4, Block 1 of Ragsdale Lakeside Addition)
- Part of TRACT FIVE (Being Lots 1-3, Block 1 of Ragsdale Lakeside Addition)
- Part of TRACT SIX (Lots 18, 19 & 20, Ragsdale Lakeside Amended Addition)

all described in a deed to BELTEX recorded in Volume 943, Page 396 of the Deed Records of Upshur County, Texas, and being further described as follows:

BEGINNING at a point on the Northwest line of State Highway 155, said point being the East or Southeast corner of said TRACT THREE, and having State Plane Coordinates of N: 7012335.24 feet and E: 3132760.49 feet (NAD 83, Texas North Central Zone), a 3/4 inch pipe found bearing North 21 degrees 47 minutes 27 seconds West, 1.32 feet for witness;

THENCE Southwesterly, 306.31 feet along a curve to the right in State Highway 155 having a radius of 5629.58 feet and a central angle of 03 degrees 07 minutes 03 seconds (Chord bears South 68 degrees 23 minutes 00 seconds West, 173.47 feet) to a 3/4 inch pipe found at the Point of Tangency, said point also being the South corner of said TRACT THREE;

THENCE South 66 degrees 36 minutes 21 seconds West, 289.91 feet along State Highway 155 to a Concrete Monument found for corner;

THENCE Southwesterly, 173.48 feet along a curve to the right in State Highway 155 having a radius of 5654.58 feet and a central angle of 01 degrees 45 minutes 28 seconds (Chord bears South 73 degrees 38 minutes 17 seconds West, 173.47 feet) to a 1/2 inch steel rod set at the Southwest corner of said TRACT ONE, being also the Southeast end of Lakeside Drive;

THENCE North 04 degrees 29 minutes 05 seconds West, 740.37 feet along the East line of Lakeside Drive to a 1/2 inch steel rod set at an inside corner of said 0.891 acres;

THENCE South 76 degrees 15 minutes 32 seconds West, 310.70 feet to along the North line of Lakeside Drive to a 3/4 inch pipe found at the Southwest corner of said Lot 18;

THENCE North 31 degrees 03 minutes 28 seconds West, 219.13 feet to a 5/8 inch steel rod found at the West or Northwest corner of said Lot 18;

THENCE North 57 degrees 53 minutes 25 seconds East, 345.10 feet to a 5/8 inch steel rod found at the North corner of said Lot 20, said point also being on a Southwest take line of Lake O' the Pines;

THENCE South 55 degrees 19 minutes 33 seconds East, 549.83 feet to a Concrete Monument found at a bend in said take line, said point being the North or Northeast corner of said Lot 1;

THENCE South 27 degrees 49 minutes 42 seconds East, 273.19 feet along said take line and the West line of TRACT NO. 1-957-1 to a 1/2 inch steel rod set for corner;

THENCE North 68 degrees 01 minutes 25 seconds East, 109.17 feet along said take line to a 1/2 inch steel rod set for corner;

THENCE South 64 degrees 38 minutes 38 seconds East, 118.05 feet along said take line to a 1/2 inch steel rod set for corner;

THENCE North 68 degrees 01 minutes 25 seconds East, 30.00 feet along said take line to a 1/2 inch steel rod set for corner, said point being the Northeast corner of said TRACT THREE;

THENCE South 21 degrees 47 minutes 27 seconds East, 221.60 feet along said take line to the Point of Beginning, containing 11.134 acres of land (See Note on 0.024 acre possible conflict).

The plat shown hereon was prepared from an actual on-the-ground survey performed under my supervision during the month of December, 2020. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

December 18, 2020

FOR REVIEW ONLY

Ray L. Vannoy
R.P.L.S. No. 1988

LAND TITLE SURVEY

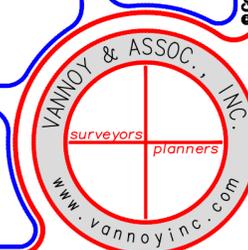
11.134 ACRES
GEORGE MARTIN SURVEY, A-317
UPSHUR COUNTY, TEXAS

PREPARED FOR:

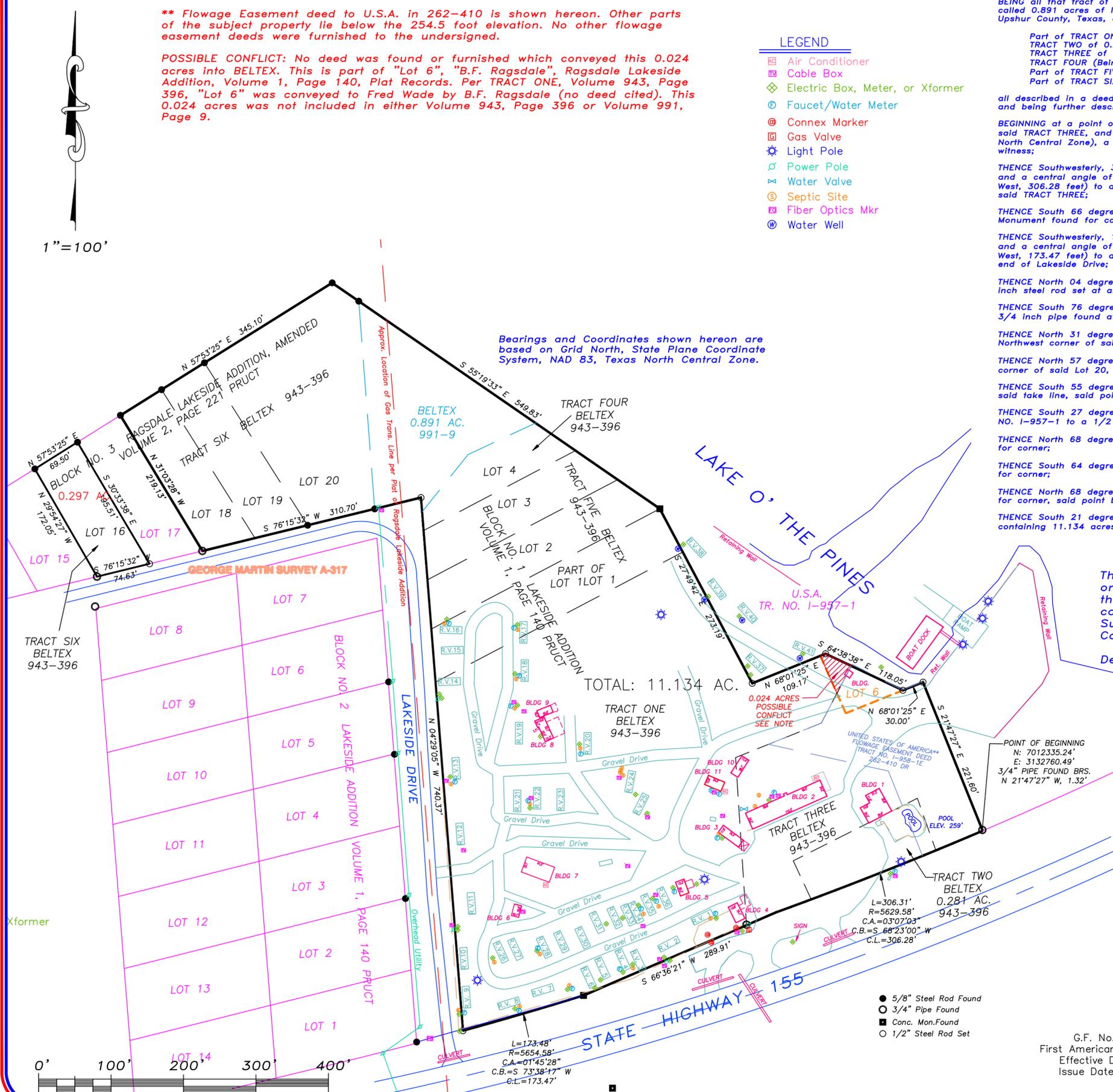
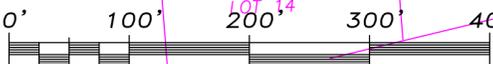
WW RVMH LLC
c/o STEVE SUTTON

G.F. No. 1002-315170-RTT
First American Title Insurance Company
Effective Date: August 14, 2020
Issue Date: September 15, 2020

Vannoy & Assoc., Inc.
Surveyors-Planners
1216 Siena Sunset Road, Leander, Texas 78641 903.574.1313
Firm Registration No. 10118600



1"=100'



Bearings and Coordinates shown hereon are based on Grid North, State Plane Coordinate System, NAD 83, Texas North Central Zone.

TOTAL: 11.134 AC.

TRACT ONE
BELTEX
943-396

TRACT TWO
BELTEX
0.281 AC.
943-396

TRACT THREE
BELTEX
943-396

TRACT FOUR
BELTEX
943-396

TRACT FIVE
BELTEX
943-396

BELTEX
0.891 AC.
991-9

- 5/8" Steel Rod Found
- 3/4" Pipe Found
- Conc. Mon. Found
- 1/2" Steel Rod Set

L=173.48'
R=5654.58'
C.A.=01°45'28"
C.B.=S 73°38'17" W
C.L.=173.47'

POINT OF BEGINNING
N: 7012335.24'
E: 3132760.49'
3/4" PIPE FOUND BRS.
N 21°47'27" W, 1.32'

0.024 ACRES
POSSIBLE
CONFLICT
SEE NOTE

UNITED STATES OF AMERICA**
FLOWAGE EASEMENT DEED
TRACT NO. 1-958-1C
262-410 DR

U.S.A.
TR. NO. 1-957-1

LAKE O' THE PINES

STATE HIGHWAY 155

LAKE SIDE DRIVE

GEORGE MARTIN SURVEY A-317

TRACT SIX
BELTEX
943-396

TRACT FIVE
BELTEX
943-396

TRACT FOUR
BELTEX
943-396

TRACT THREE
BELTEX
943-396

TRACT TWO
BELTEX
943-396

TRACT ONE
BELTEX
943-396

Xformer

Approx. Location of Gas Trans. Line per Plat of Ragsdale Lakeside Addition

LAKE SIDE DRIVE

LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

TRACT SIX
BELTEX
943-396

TRACT FIVE
BELTEX
943-396

TRACT FOUR
BELTEX
943-396

TRACT THREE
BELTEX
943-396

TRACT TWO
BELTEX
943-396

TRACT ONE
BELTEX
943-396

0' 100' 200' 300' 400'