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BILLINGS SURVEYING & MAPPING CO.

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October 2, 2015
Job No. G15-069
Field Note Description of 6.412 Acres of Land
G. M. Coursey Survey, A-905
Rusk County, Texas

All that certain 6.412 acre tract of land situated in Rusk County, Texas, being a part of the G. M. Coursey Survey, A-905, and being a part of that certain 18.693 acre tract of land described in a Warranty Deed with Vendor's Lien from Lonnie Dean Lumpkins and wife, Mandy Lumpkins, to Roy J. Ross and wife, Carolyn B. Ross, dated January 30, 2007, as recorded in Volume 2718, Page 358, Official Public Records, Rusk County, Texas, and this 6.412 acre tract of land being more fully described as follows (distances are expressed in US Survey Feet as measured horizontally along the surface of the Earth):

BEGINNING at a point for this Southwest corner, the same being the Southwest corner of the above mentioned 18.693 acre tract, and being the Western most Northwest corner of a 12.291 acre tract of land described in a deed to Donald E. Lackey and Claudia K. Lackey, as recorded in Volume 3030, Page 495, Official Public Records, Rusk County, Texas, and being in the East line of a called 143.60 acre tract described in a deed to Dale Henley (1/2 interest), as recorded in Volume 2617, Page 840, Official Public Records, Rusk County, Texas, and in a deed to Laabr Family Limited Partnership (1/2 interest), as recorded in Volume 3001, Page 555, Official Public Records, Rusk County, Texas, being in the recognized West line of the G. M. Coursey Survey, A-905 and the recognized East line of the Levy Landers Survey, A-477, and being in the pavement of Stewart Road, Rusk County Road No. 288, witness a ½ inch iron rod found with ID cap stamped "JD BILLINGS – RPLS 4133" for reference bearing S 80°10'34" E, 35.00 feet, also witness a ½ inch iron rod found with ID cap stamped "JD BILLINGS – RPLS 4133" for reference to the Southeast corner of said 143.60 acre tract bearing S 15°01'52" W, 25.22 feet, S 15°55'34" W, 214.22 feet, and N 80°28'19" W, 25.00 feet, and the Southwest corner of this tract having geographic coordinates of North Latitude 32°21'02.18837" and West Longitude 94°47'17.32961" (NAD83, 2011 Adjustment, Epoch 2010);

THENCE N 15°12'25" E (bearings related to a local grid having an origin of North Latitude 32°23' and West Longitude 94°52' – convergence: +00°02'31") with this West line, the West line of said 18.693 acre tract, the East line of said 143.60 acre tract, along said recognized common survey line, and generally along Stewart Road, a distance of 506.09 feet to a point for this Northwest corner, witness a ½ inch iron rod set with ID cap "SHAWN BILLINGS – RPLS 5688" for reference bearing S 77°10'47" E, 25.99 feet, also witness a ½ inch iron rod found with ID cap "HEDRICK – RPLS 4487" for reference to the Southeast corner of a called 15.000 acre tract of land (out of said 143.60 acre tract) described in a deed to Shanton Rawls and wife, Wendy Rawls, as recorded in Volume 3172, Page 781, Official Public Records, Rusk County, Texas, bearing N 15°12'25" E, 241.74 feet and N 79°19'15" W, 27.36 feet, and this Northwest corner having geographic coordinates of North Latitude 32°21'07.01970" and West Longitude 94°47'15.77799";

THENCE S 77°10'47" E with this North line, across said 18.693 acre tract, at 25.99 feet passing said ½ iron rod set for reference, and continuing, generally along a wire fence, an additional distance of 102.21 feet, for a total distance in all of 128.20 feet to a ½ inch iron rod set with ID cap "SHAWN BILLINGS – RPLS 5688" for this Northern most Northeast corner at the Southwest base of an existing fence corner post, having geographic coordinates of North Latitude 32°21'06.73730" and West Longitude 94°47'14.80857";

THENCE S 16°33'33" W with this Northern East line, continuing across said 18.693 acre tract, generally along a wire fence, a distance of 146.37 feet to a ½ inch iron rod set with ID cap "SHAWN BILLINGS – RPLS 5688" for an inner corner of this tract, said corner having geographic coordinates of North Latitude 32°21'05.34933" and West Longitude 94°47'14.80857";

6.412 Acres of Land
Continued

THENCE S 74°48'41" E with this Eastern North line, continuing across said 18.693 acre tract, a distance of 686.10 feet to a ½ inch iron rod set for this Eastern Northeast corner in the East line of said called 18.693 acre tract and Northern West line of said Lackey 12.291 acre tract, on the West side of a barbed wire fence, witness a ½ inch iron rod found for an angle corner in the common line between said 18.693 acre tract and said 12.291 acre tract bearing N 20°35'10" E, 538.18 feet, and this Northeast corner having geographic coordinates of North Latitude 32°21'03.56577" and West Longitude 94°47'07.09179";

THENCE S 20°35'10" W with this East line, the East line of said 18.693 acre tract and West line of said Lackey 12.291 acre tract, generally along a wire fence, a distance of 292.79 feet to a ½ inch iron rod found with ID cap "JD BILLINGS – RPLS 4133" for this Southeast corner, the same being the Southeast corner of said 18.693 acre tract and being an inner corner of said 12.291 acre tract, and this Southeast corner having geographic coordinates of North Latitude 32°21'00.85441" and West Longitude 94°47'08.29427";

THENCE N 80°10'34" W with this South line, the South line of said 18.693 acre tract, the Western North line of said 12.291 acre tract, generally along a wire fence, at 751.76 feet, passing the above mentioned ½ inch iron rod found, and continuing an additional distance of 35.00 feet for a total distance in all of 786.76 feet, returning to the point of beginning and containing 6.412 acres of land. (See plat also).

Surveyed by me on October 2, 2015.

Shawn Billings
Registered Professional Land Surveyor
No. 5688