

LEGAL DESCRIPTION

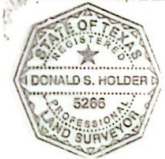
BEING a tract or parcel of land situated within the City of Point, Rains County, Texas, being part Raymond Sunigas Survey, Abstract No. 206, and being known as that tract of land described a Warranty Deed with Vendor's Lien from J Ellen Haynes et al to Carl E. Jones as recorded in Volume 385, Page 437, Real Records Rains County, Texas, and being further described as follows:

BEGINNING at a point for a corner at the northeast corner of subject tract, said Point of Beginning being at the existing southeast corner of a 0.337 acre tract as conveyed to Carl Jones as recorded in Volume 378 at Page 222 of the Real Records of Rains County, Texas.
 THENCE S 02°37'20" W along a fence line and, the east line of subject tract, a distance of 98.49 feet to a 1/2 inch iron rod found for a corner at the southeast corner of subject tract and at the northeast corner of a called 0.668 acre tract described in a Deed to David Evans as recorded in Volume 432, Page 546, Real Records Rains County, Texas;
 THENCE N 88°43'17" W along the south line of subject tract and the north line of said 0.668 acre tract a distance of 213.00 feet to a 1/2 inch iron rod set for a corner at the southwest corner of subject tract and at the northwest corner of said 0.668 acre tract, said point being in the east line of Second Street;
 THENCE N 03°43'25" E along the east line of said street and the west line of subject tract, a distance of 111.91 feet to a point for a corner at the northwest corner of subject tract;
 THENCE S 85°05'43" E along the north line of subject tract and the south line of said 0.337 acre tract, a distance of 210.96 feet returning to the Point of Beginning and containing 0.512 acre of land.

SURVEYOR'S CERTIFICATE

1, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Donald S. Holder
 Donald S. Holder
 R.P.L.S. No. 5266
 Date: July 18, 2022
 Scale: 1" = 30'



NOTES:

1. Bearings are based on WGS84.
2. According to the Flood Insurance Rate Map No. 48379C0040D dated April 17, 2012, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SCALE: 1" = 30'
 LEGEND

■ POWER POLE	○ WATER VALVE	○ MAILBOX	▽ UNDERGROUND CABLE MARKER	- - - WOOD FENCE
○ WATER METER	○ FIRE HYDRANT	○ CLEAN OUT	— — — BARBED WIRE FENCE	— — — CHAINLINK FENCE
□ GAS METER	■ ELECTRIC METER	△ TELEPHONE PEDESTAL		

Owens Land Surveying
 P.O. BOX 1025 • GREENVILLE, TX 75403 • FIRM REG. CERT. #10022400
 www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

DATE: JUL 18, 2022	SCALE: 1" = 30'
DRAWN BY: B. EBERT	JOB NO.: 2022247B