

PLAT OF SURVEY



Bearings and distances are based on the Texas Coordinate System, North Central Zone, Nad 83

All bearings shown are rotated to Geodetic North to return to Grid North rotate counter-clockwise 1°55'08"

All distances shown are surface, using a combined scale factor of 1.00009419; to return to gnd multiply by 0.99990581

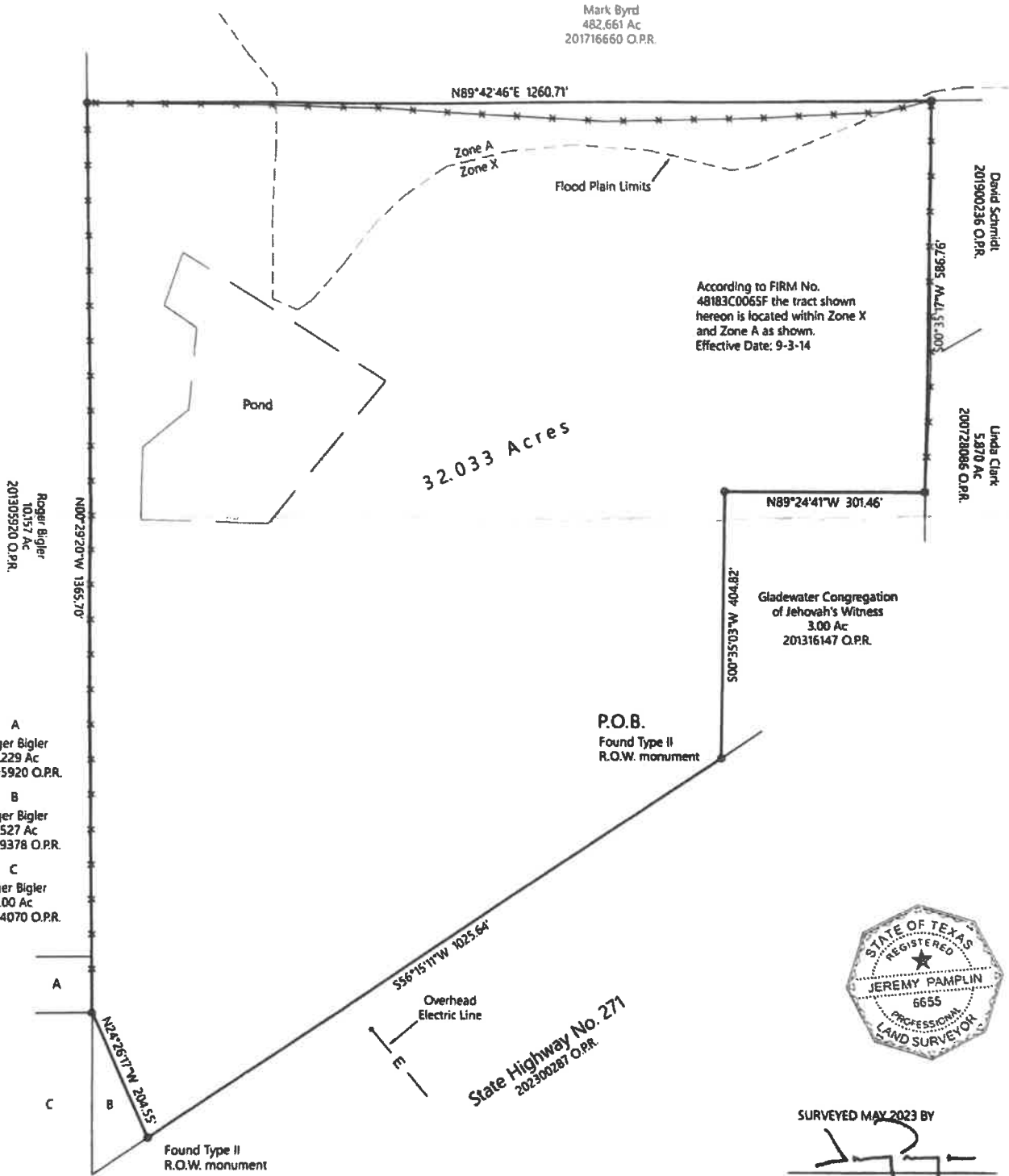
Scale: 1" = 150'
Job No. 23062
Firm No. 10194434

Showing the residue of that 37.943 acre tract described in Warranty Deed recorded by Clerk's Instrument No. 201200461 of the Official Public Records.

William W. Avery Survey, A-23
Gregg County, Texas

○ Denotes SET 1/2" rebar, except as noted.

See Field Notes of this survey for a written boundary description



- A
Roger Bigler
0.229 Ac
201305920 O.P.R.
- B
Roger Bigler
0.527 Ac
201209378 O.P.R.
- C
Roger Bigler
1.00 Ac
200704070 O.P.R.



SURVEYED MAY 2023 BY

JEREMY PAMPLIN R.P.L.S. No. 6655

State Highway No. 271
202300287 O.P.R.

**EXPEDITION**
SURVEYING AND MAPPING
7413 FM 2710 LINDALE, TEXAS (903) 434-2153

FIELD NOTES
32.033 Acres
Job No. 23062

All that certain lot, tract, or parcel of land being situated on the William W. Avery Survey, Abstract No. 23, Gregg County, Texas, and being the residue of that 37.943 acre tract described in Warranty Deed conveyed to Jack Earp and John Black recorded by Clerk's Instrument No. 201200461 of the Official Public Records of said county. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a Type II R.O.W. monument found for the most Southerly Southeast corner of this tract being the Southwest corner of the residue of that 3.00 acre tract described in Warranty Deed conveyed to Gladewater Congregation of Jehovah's Witness recorded by Clerk's Instrument No. 201316147 O.P.R. being on the Northerly R.O.W. line of State Highway No. 271 described in Deed recorded by Clerk's Instrument No. 202300287 O.P.R. and bears N 00 deg. 35 min. 03 sec. E 126.46 ft. from a ½" rebar found for the Southwest corner of said 3.00 acre tract;

THENCE S 56 deg. 15 min. 11 sec. W 1,025.64 ft. following said R.O.W. line to a Type II R.O.W. monument found for the Southwest corner of this tract being the Southeast corner of the residue of that 0.527 acre tract described in Warranty Deed conveyed to Roger Bigler recorded by Clerk's Instrument No. 201209378 O.P.R.;

THENCE N 24 deg. 26 min. 17 sec. W 204.55 ft. to a ½" rebar with cap "Taylor 5246" found for the North corner of said 0.527 acre tract being the Northeast corner of that 1.00 acre tract described in Warranty Deed conveyed to Roger Bigler recorded by Clerk's Instrument No. 200704070 O.P.R. being the Southeast corner of that 0.226 acre tract described in Warranty Deed conveyed to Roger Bigler recorded by Clerk's Instrument No. 201305920 O.P.R. and being on the West line of said 37.943 acre tract;

THENCE N 00 deg. 29 min. 20 sec. W 1,365.70 ft. along the West line of said 37.943 acre tract being the East line of said 0.229 acre tract and the East line of that 10.157 acre tract described in Warranty Deed conveyed to Roger Bigler recorded by Clerk's Instrument No. 201305920 O.P.R. to a ½" rebar with cap "Taylor 5246" found for the Northwest corner of this tract being the same for said 37.943 acre tract and being an outer ell corner of that 482.661 acre tract described in Warranty Deed conveyed to Mark Byrd recorded by Clerk's Instrument No. 201716660 O.P.R.;

THENCE N 89 deg. 42 min. 46 sec. E 1,260.71 ft. to a ½" rebar with cap "Taylor 5246" found at the base of a 40" pine tree for the Northeast corner of this tract being the same for said 37.943 acre tract and being the Northwest corner of the residue of that 7.415 acre tract conveyed to David Schmidt recorded by Clerk's Instrument No. 201900236 O.P.R.;

THENCE S 00 deg. 35 min. 17 sec. W 586.76 ft. following the East line of said 37.943 acre tract to a ½" rebar with cap "Taylor 5246" found for the most Easterly Southeast corner of this tract being the Northeast corner of said 3.00 acre tract;

THENCE N 89 deg. 24 min. 41 sec. W 301.46 ft. to a ½" rebar with cap "Taylor 5246" found for an inner ell corner of this tract being the Northwest corner of said 3.00 acre tract;

THENCE S 00 deg. 35 min. 03 sec. W 404.82 ft. following the West line of said 3.00 acre tract to the point of beginning, containing 32.033 acres of land as surveyed by Jeremy Pamplin, R.P.L.S. No. 6655.

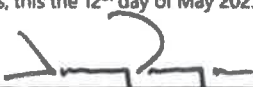
See Plat of this survey for additional information.

SURVEYOR'S CERTIFICATE

I, Jeremy Pamplin, Registered Professional Land Surveyor No. 6655, do hereby certify that the performance of the survey for the above described tract of land represents a survey made on the ground by me and that the information provided in these Reports of said survey are in compliance with the Texas Board of Professional Land Surveying Practices Act and General Rules of Procedures and Practices, as amended, and that there are no visible discrepancies, conflicts, shortages of area or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown herein, to the best of my knowledge and ability.

WITNESS my hand and seal at Lindale, Texas, this the 12th day of May 2023.




Jeremy Pamplin, R.P.L.S. No. 6655