

THIS SURVEY HAS BEEN REVIEWED
& ACCEPTED BY:

DATE:

LEGEND

These standard symbols will
be found in the drawing.

- WOOD FENCE
- ⊗ WATER METER
- ⊕ UTILITY POLE
- ⊗ ELECTRIC METER
- ⊕ TELEBOX
- ⊕ SIGN
- IRON ROD
- ⊕ GUY
- ◆ FENCE CORNER
- IRON PIPE

CERTIFICATION:

TO LIENHOLDER OR OWNER AND TO LAND TITLE GUARANTY COMPANY LISTED BELOW
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE THE 18TH DAY OF SEPTEMBER,
2004 ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON AND IS CORRECT, AND THAT THERE
ARE NO DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA AND BOUNDARY LINES, OR ANY VISIBLE
ENCROACHMENTS OR ANY APPARENT EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON: SAID
PROPERTY HAS ACCESS TO & FROM A DEDICATED ROADWAY AS SHOWN.

FLOOD STATEMENT:

THIS LOT DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN AND IS IN A NON HAZARD ZONE AS LOCATED
BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY
PANEL NO. 480264 000SE DATED MAY 18, 1999



MARK V. MATTHEWS, R.P.L.S. NO. 5483

TITLE CO.: U.S. TITLE COMPANY		MSM MATTHEWS SURVEYING & MAPPING 1011 WEST LOOP 281, SUITE 10 LONGVIEW, TEXAS 75604 (OFFICE) 936-863-7683 (FAX) 936-297-3861 (CELL) 936-446-3781 www.msmsurveying.com	
G.F. NO.: 041780			
LENDER: AMERICA'S MORTGAGE CENTER			
PURCHASER: MONIQUE R. SAYRE			
ADDRESS: 107 TRACY LYNN STREET, LONGVIEW, TEXAS 75804			
FIELD WORK: 08/18/04-MM		COUNTY: GREGG	STATE: TEXAS
DRAWN BY: 09/20/04-TB		SURVEY: DELORES SANCHEZ	
CHECKED BY: 09/21/04-JC		ABSTRACT: A-188	JOB NO.: 2004488
ISSUED BY: 09/21/04-MM		SHEET: 1 OF 1	SCALE: 1" = 30'
REVISED BY: 09/22/04-MM			

This is not a valid survey plat unless unembossed and signed by the undersigned.

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0' 30' 60' 90'

0.22-ACRES
PATRICK L. PITHER
INST. NO. 200404416 (O.P.R.G.C.T.)

S 89°51'28" E 115.00'
(S 89°52' E) (115.00')

FIRST TRACT

0.450 ACRES
RAYMOND & NAOMI DAVIS
VOL. 674 PG. 248 (D.R.G.C.T.)
FIELD NOTES ATTACHED HERETO:

ASPHALT

CARPORT

1-STY WOOD FRAME

SECOND TRACT

67.5ft

(144.75')

146.70'

8.39-ACRES

SIX/SEVEN, LTD

INST. NO. 9715272 (O.P.R.G.C.T.)

NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF TRACY LYNN.
- 2) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTED COVENANT, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 5) THE UTILITIES SHOWN HEREON WERE LOCATED ON THE GROUND AT THE TIME OF THE SURVEY. ALL UTILITIES MAY NOT BE SHOWN.
- 6) ALL PROPERTY CORNERS FOUND AT TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.

FIELD NOTES FOR
A 0.450-ACRE TRACT

DESCRIPTION OF

A 0.450-ACRE TRACT OR PARCEL OF LAND SITUATED IN THE DELORES SANCHEZ SURVEY, ABSTRACT NO. 186, GREGG COUNTY, TEXAS, AND BEING ALL OF THE FIRST TRACT AND SECOND TRACT CONVEYED TO RAYMOND AND NAOMI DAVIS IN VOLUME 674, PAGE 248, DEED RECORDS, GREGG COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Note: the east right-of-way line of Traci Lynn Street hereof was used for bearings bases herein.

BEGINNING at a called 3/4-inch iron pipe found in the east right-of-way line of Traci Lynn Street, for the southwest corner of said Second Tract, the northwest corner of a 8.39-acre tract of land conveyed to Six/Seven, LTD in Instrument No. 9715272 of the Official Public Records Gregg, County, Texas and from which a 5/8-inch iron rod found for the northwest corner of said 8.39-acre Tract bears N 87° 21' 23" W, 77.69 feet;

THENCE N 11°52'00" E, with east right-of-way line of Traci Lynn Street, the west boundary lines of said First Tract and Second Tract a distance of 149.83 feet to a utility pole found for the common corner of said First Tract and being the southeast corner of a 0.22-acre tract of land conveyed to Patrick L. Pither in Instrument No. 200404416 of the Official Public Records Gregg, County, Texas, and the northwest corner hereof;

THENCE S 89°51'28" E, (called S 89°52'00" E) departing the east right-of-way line of Traci Lynn Street, with the common boundary line of said First Tract and said 0.22-acre Tract, a distance of 115.00 feet, to a 3/4-inch iron rod found in the west right-of-way line of Marty Street, the northeast corner of said First Tract, the southeast corner of said 0.22-acre Tract, and the northeast corner hereof;

THENCE S 00°16'32" E, (S 00°22'00" W) with the west right-of-way line of Marty Street, the east boundary lines of said First Tract and Second Tract, a distance of 153.11 feet, to a 3/8-inch iron rod found for the southeast corner of said Second Tract, and the southeast corner hereof;

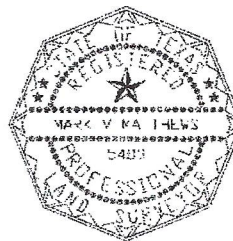
THENCE N 87°21'23" W, (N 88°08'00" W), departing the west right-of-way line of Marty Street, with the common boundary lines of said Second Tract, and said 8.39-acre Tract, a distance of 146.70 feet, (called 144.75 feet) to the **POINT OF BEGINNING**, having an area of 0.450-acres.

SURVEYOR'S CERTIFICATION

I, MARK V. MATTHEWS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION, THE 18th DAY OF SEPTEMBER, 2004 ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN.

MSM MATTHEWS SURVEYING & MAPPING
1011 WEST LOOP 281, SUITE 10
LONGVIEW, TEXAS 75604


MARK V. MATTHEWS,
NO. 5483 STATE OF TEXAS



JOB NO. 2004486
GF. NO. 041780