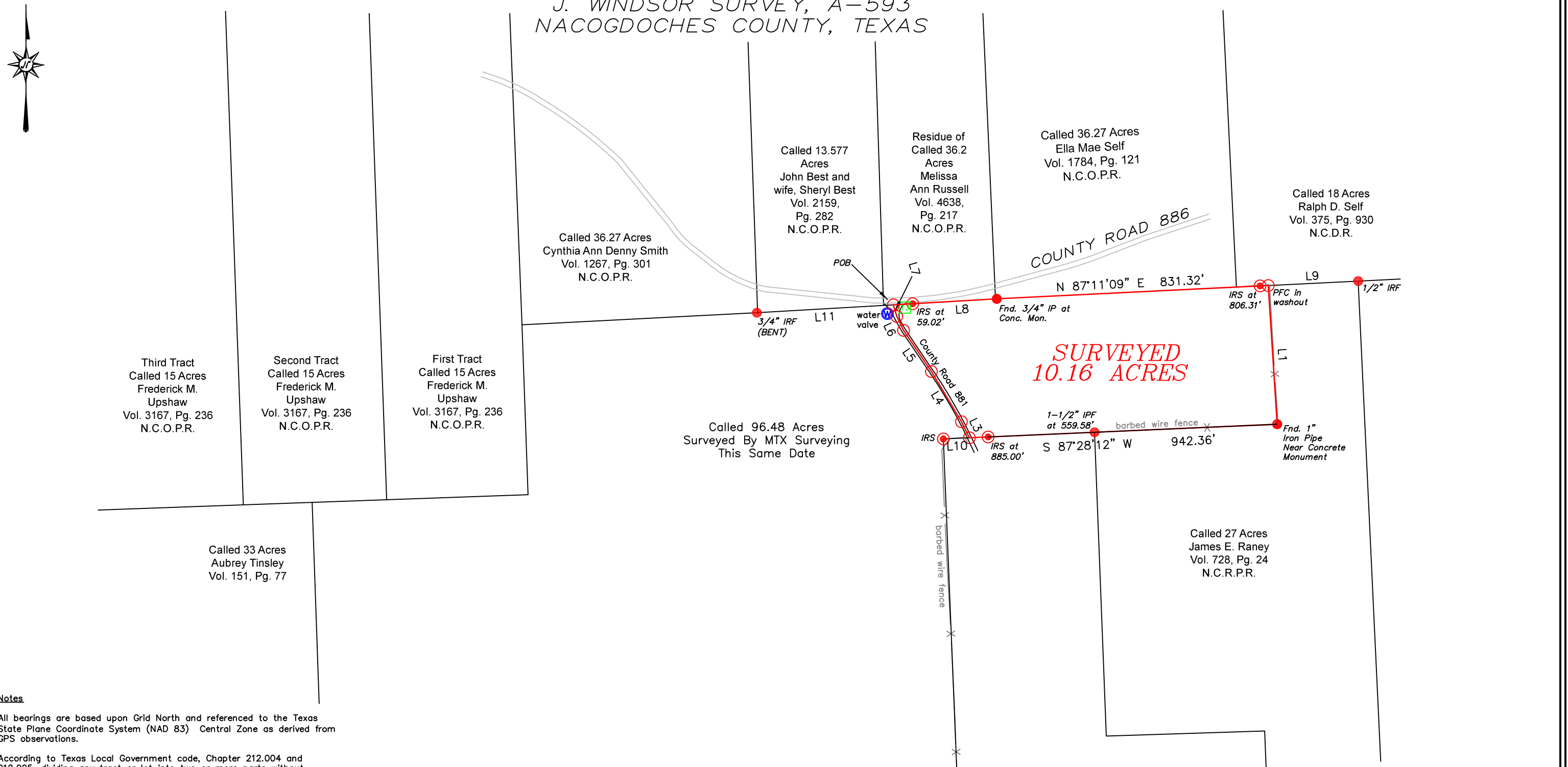


- Found monument (size and type as noted)
- Set 1/2" iron rod with a plastic cap stamped MTX Surveying
- Point For Corner
- Ⓜ Fire Hydrant
- Ⓜ Telephone Junc. Box
- ⊕ PK Nail Set W/Metal Washer stamped MTX Surveying
- Power Pole
- PC - Plastic Cap
- PFC - Point For Corner
- IPF - Iron Pipe Found
- IPFC - Iron Pipe W/Crimped Top Found
- IRF - Iron Rod Found
- IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"
- N.C.O.P.R. - Nacogdoches County Official Public Records
- N.C.D.R. - Nacogdoches County Deed Records
- N.C.P.R. - Nacogdoches County Plat Records

This plat is prepared for the parties involved in this transaction only. MTX Surveying will not be liable for any copies made after 90 days of the date shown or alterations made without the expressed written authorization of MTX Surveying

## J. WINDSOR SURVEY, A-593 NACOGDOCHES COUNTY, TEXAS



SURVEYED  
10.16 ACRES

**Notes**

All bearings are based upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) Central Zone as derived from GPS observations.

According to Texas Local Government code, Chapter 212.004 and 212.005, dividing any tract or lot into two or more parts without benefit of a subdivision plat approved and recorded with the county clerk, is a violation of city ordinance and/or state law, subjecting the violator to fines and/or the withholding of utilities and building permits.

To Chris Colbey Exclusively,

This plat is the result of a survey made on the ground under my supervision in August and September, 2021. There are no visible easements or encroachments other than those shown. This plat is only original and valid if signed in blue ink, and has my official seal on it.

*R. Austin Holland*

9/2/21

R. Austin Holland R.P.L.S. 6158 DATE  
Metes and Bounds Description to Accompany Plat



**MTX SURVEYING**  
4901 E End Blvd South, Marshall, Tx 75672  
www.mtxsurveying.com  
903-471-8391  
TBPELS Firm No. 10194253

JOB NO: 21629	REVISION : A
FW BY: JS	SCALE 1"=300'
DRAWN BY: AR	SHEET 1 OF 1
CHKD BY: CG	DWG-21629-2

**SURVEYED 10.16 ACRES BEING PART OF A CALLED FIFTH TRACT DESCRIBED IN A DEED TO WELDON TIMBERLANDS, LLC AND RECORDED IN VOL. 3158, PG. 235 N.C.O.P.R. WITHIN THE J. WINDSOR SURVEY, A-593, NACOGDOCHES COUNTY TEXAS**

LINE	BEARING	DISTANCE
L1	S 03°39'59" E	424.93'
L2	S 03°43'25" E	424.78'
L3	N 26°16'20" W	54.94'
L4	N 30°54'58" W	178.44'
L5	N 34°06'59" W	152.32'
L6	N 25°48'13" W	47.31'
L7	N 16°34'00" W	37.04'
L8	N 86°41'39" E	317.05'
L9	N 87°10'23" E	275.34'
L10	S 87°28'12" W	79.64'
L11	S 86°41'39" W	418.32'