

**JESSE LOWE SURVEY, ABSTRACT 147
SABINE COUNTY, TEXAS**

**LEGAL DESCRIPTION
FOR A
14.605 ACRE TRACT**

BEING all that certain tract or parcel of land located in the Jesse Lowe Survey, Abstract 147, situated in Sabine County, Texas, and being all of a called 15.060 acre tract, conveyed to Robert F. Gooch and Dorothy M. Gooch by a deed recorded in Volume 144 Page 67 of the Deed Records of Sabine County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1-1/2" iron pipe with S2K 11 51 found for the northwest corner of said 15.060 acre tract, a northeast corner of a called 16,123 acre tract, Tract S2K-11, conveyed to the United States of America by a deed recorded in Volume 39 Page 293 of the Deed Records of Sabine County, Texas, and the southeast corner of a called 18.50 acre tract, Twenty-Seventh Tract, conveyed to the Sabine River Authority of Texas by a deed recorded in Volume 242 Page 1 of the Deed Records of Sabine County, Texas, in a south line of the remainder of a called 322 acre tract conveyed to the Sabine River Authority of Texas by a deed recorded in Volume 123 Page 582 of the Deed Records of Sabine County, Texas and being the northwest corner of this tract;

Thence N 69°32'45" E along the north line of said 15.060 acre tract and a south line of said 322 acre remainder, passing a 1/2" iron rod w/MSS 6569 set for reference at a distance of 287.27' and continuing for a **total distance of 337.25'** to an angle point for the northeast corner of said 15.060 acre tract, a southeast corner of said 322 acre remainder, and along a south bank of Toledo Bend Reservoir, being a northerly corner of this tract;

Thence along the east line of said 15.060 acre tract, with common west lines of said 322 acre remainder, along a west bank of said Toledo Bend Reservoir the following sixteen (16) course and distances:

N 76°39'59" E a distance of 49.26' to an angle point;
N 81°45'50" E a distance of 49.35' to an angle point;
S 56°58'11" E a distance of 25.48' to an angle point;
S 47°57'52" E a distance of 49.39' to an angle point;
S 74°31'27" E a distance of 47.37' to an angle point;
S 35°56'01" E a distance of 51.19' to an angle point;
S 26°50'42" E a distance of 32.95' to an angle point;
S 28°16'50" E a distance of 39.86' to an angle point;
S 11°49'52" E a distance of 159.00' to an angle point;
S 21°42'52" E a distance of 100.00' to an angle point;
S 18°14'52" E a distance of 105.00' to an angle point;
S 48°59'52" E a distance of 126.00' to an angle point;
S 53°46'52" E a distance of 113.00' to an angle point;
S 34°03'52" E a distance of 167.00' to an angle point;
S 19°03'08" W a distance of 287.00' to an angle point;
S 28°06'06" W a distance of 143.40' to a spike nail found for the most southerly northeast corner of said 15.060 acre tract and in a north line of said 322 acre remainder, and being a southerly southeast corner of this tract;

Thence N 59°24'24" W along a south line of said 15.060 acre tract and a common line of said 322 acre remainder a **distance of 206.62'** to a spike nail found for an interior corner of said 15.060 acre tract, a northeasterly corner of said 322 acre remainder, being an interior corner of this tract;

Thence S 29°44'19" E along an east line of said 15.060 acre tract and a common line of said 322 acre remainder a **distance of 223.13'** to a spike nail found for the southeast corner of said 15.060 acre tract and an interior corner of said 322 acre remainder, being the southeast corner of this tract;

Thence S 63°56'56" W along the south line of said 15.060 acre tract and a common line of said 322 acre remainder, **a distance of 188.81'** to a spike nail found for the southwest corner of said 15.060 acre tract, a northwestern corner of 322 acre remainder, a northeast corner of a called 1.80 acre tract, Twenty-Sixth Tract, conveyed to the Sabine River Authority of Texas by a deed recorded in Volume 242 Page 1 of the Deed Records of Sabine County, Texas, and a northerly corner of said 16,123 acre tract, being the southwest corner of this tract from which a 4" x 4" Toledo Bend Reservoir concrete monument found for reference bears S 25°10'57" E a distance of 182.80';

Thence N 24°34'21" W along the west line of said 15.060 acre tract and an northerly east line of said 16,123 acre tract **a distance of 1,357.51'** to the point of beginning, **containing 14.605 acres.**

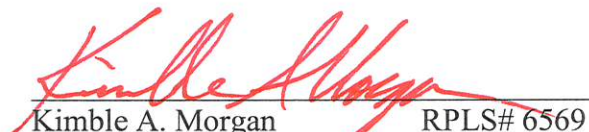
Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above described description, as shown, on the attached plat prepared even date.
- (3) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.
- (4) This tract does not adjoin or abut a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand and seal, this the 21st day of June, 2023.


Kimble A. Morgan RPLS# 6569

Morgan Surveying Services, LLC
120 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572

Employee of Morgan Surveying Services, LLC

FIRM NO.10194159

JESSE LOWE SURVEY, ABSTRACT-147
SABINE COUNTY, TEXAS

Surveyor's Note(s)

- (1) All bearings recited herein are based on TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS CENTRAL ZONE (2277 EPSG) FIPS 4203, derived from GPS observations US Survey Feet, all distances are grid.
- (2) Research of easements by this surveyor was limited to GF No. U231958 Effective Date: June 15, 2023.
- (3) The subject property does not abut or adjoin a public roadway.
- (4) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4-Rural, TSPS Standard Land Survey. SEE ATTACHED LEGAL DESCRIPTION



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand & seal, this the 21st day of June, 2023.

BY: *Kimble A. Morgan*

Kimble A. Morgan
Morgan Surveying Services, LLC
120 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC FIRM NO.10194159
PLAT VOID IF NOT SIGNED IN RED.

RPLS# 6569

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 76°39'59" E	49.26'
L2	N 81°45'50" E	49.35'
L3	S 56°58'11" E	25.48'
L4	S 47°57'52" E	49.39'
L5	S 74°31'27" E	47.37'
L6	S 35°56'01" E	51.19'
L7	S 26°50'42" E	32.95'
L8	S 28°16'50" E	39.86'
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L10	S 21°42'52" E	100.00'
L11	S 18°14'52" E	105.00'
L12	S 48°59'52" E	126.00'
L13	S 53°46'52" E	113.00'
L14	S 34°03'52" E	167.00'
L15	S 28°06'06" W	143.40'
L16	N 59°24'24" W	206.62'
L17	S 29°44'19" E	223.13'
L18	S 63°56'56" W	188.81'
L19	S 25°10'57" E	182.80'

LEGEND

- POB POINT OF BEGINNING
CM CONTROLLING MONUMENT
BOUNDARY LINE
PROPERTY LINE
SURVEY LINE
1/2" IRON ROD W/MSS 6569 (SET)
CONCRETE MONUMENT FOUND
IRON PIPE FOUND
SPIKE NAIL FOUND

SURVEY PREPARED EXCLUSIVELY FOR CLIENT: SCOTT DUNCAN
USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED.

ALONG THE BANK OF TOLEDO BEND RESERVOIR

SABINE RIVER AUTHORITY OF TEXAS
REMAINDER OF A
CALLED 322 ACRES
VOLUME 123 PAGE 582
D.R.S.C.T.

TOLEDO BEND RESERVOIR

ROBERT F GOOCH AND
DOROTHY M. GOOCH
CALLED 15.060 ACRES
VOLUME 144 PAGE 67
D.R.S.C.T.

14.605 Acres
SURVEYED

JESSE LOWE SURVEY
ABSTRACT-147

N 24°34'21" W 1357.51'
HOUSTON, EAST AND WEST TEXAS
RAILROAD COMPANY SURVEY
SECTION 1, BLOCK 17,
ABSTRACT-269

SABINE RIVER AUTHORITY OF TEXAS
CALLED 1.80 ACRES
TWENTY-SIXTH TRACT
VOLUME 242 PAGE 1
D.R.S.C.T.

PLAT SHOWING A 14.605 ACRE TRACT OUT OF THE JESSE LOWE SURVEY, ABSTRACT 147, SABINE COUNTY, TEXAS AND BEING ALL OF A CALLED 15.060 ACRE TRACT, HAVING BEEN CONVEYED TO ROBERT F. GOOCH AND DOROTHY M. GOOCH BY A DEED RECORDED IN VOLUME 144 PAGE 67 OF THE DEED RECORDS OF SABINE COUNTY, TEXAS