



WILLIAM C. WINTERS SURVEY, A-53
WALKER COUNTY, TEXAS

WHISPERING PINES

HAWTHORNE ROAD (60' WIDE)

TRACT 1
11,250 ACRES
(490,000 SQUARE FEET)

TRACT 2
48,814 ACRES
(2,120,353 SQUARE FEET)

LOT 8
CHAS. WOODSON, JR. AND
WIFE, 214, 487
O.A.M.C.

LOT 7
CHAS. WOODSON, JR. AND
WIFE, 214, 487
O.A.M.C.

- LOT 1
VOLUME 224, PAGE 212, O.A.M.C.
- LOT 2
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 3
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 4
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 5
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 6
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 7
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 8
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 9
VOLUME 201, PAGE 128, O.A.M.C.
- LOT 10
VOLUME 201, PAGE 128, O.A.M.C.

11,250 ACRES
48,814 ACRES
WILLIAM C. WINTERS SURVEY, A-53
WALKER COUNTY, TEXAS

LAND TITLE SURVEY
11,250 ACRE TRACT 1, AND A
48,814 ACRE TRACT 2, OUT OF THE
WILLIAM C. WINTERS SURVEY, A-53
WALKER COUNTY, TEXAS



- 1. Road
- 2. Boundary
- 3. Easement
- 4. Survey Line
- 5. Section Corner
- 6. Section Line
- 7. Section Boundary
- 8. Section Corner
- 9. Section Line
- 10. Section Boundary
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- 94. Section Boundary
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- 98. Section Corner
- 99. Section Line
- 100. Section Boundary

NOTES:
1. THE SURVEY WAS MADE TO THE 1/4 SECTION CORNER SYSTEM, TEXAS, AND IS SUBJECT TO THE 1/4 SECTION CORNER SYSTEM, TEXAS.
2. THE SURVEY WAS MADE TO THE 1/4 SECTION CORNER SYSTEM, TEXAS, AND IS SUBJECT TO THE 1/4 SECTION CORNER SYSTEM, TEXAS.
3. NO TITLE CLAIMS OR INTERESTS WERE FOUND TO AFFECT THIS SURVEY.
4. RESERVATIONS AND EASEMENTS WERE FOUND TO AFFECT THIS SURVEY AND ARE SHOWN ON THIS SURVEY MAP.
5. THE SURVEY WAS MADE TO THE 1/4 SECTION CORNER SYSTEM, TEXAS, AND IS SUBJECT TO THE 1/4 SECTION CORNER SYSTEM, TEXAS.

11,250 ACRES
48,814 ACRES
WILLIAM C. WINTERS SURVEY, A-53
WALKER COUNTY, TEXAS

TRACT 1
METES AND BOUNDS DESCRIPTION
11.250 ACRES OUT OF THE
WILLIAM C. WINTERS SURVEY, A-53
WALKER COUNTY, TEXAS

A tract or parcel of land containing 11.250 acres (490,050 square feet) out of the William C, Winters Survey, Abstract No. 53, Walker County, Texas, being a portion of the called 30 acre Tract 2 conveyed to McGar, as recorded in Volume 393, Page 189 of the Walker County Deed Records (W.C.D.R.) same being Lot 4 of the Brum Anderson Partition of 245.15 acres, said 11.250 acres being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas State Plane Coordinate System, Central Zone, NAD '83);

BEGINNING at the northwest corner of said 30 acre Tract 2, said Lot 4, and the herein described tract, being the southwest corner of the 31.15 acre tract conveyed to Daniel L. Buenger, as recorded in Volume 820, Page 175 of the Official Records of Walker County (O.R.W.C.), lying in the approximate centerline of Hawthorne Road (40 feet wide), from which a barbed wire fence corner post bears NORTH 61 degrees 00 minutes 55 seconds EAST, 21.15 feet;

THENCE NORTH 61 degrees 00 minutes 55 seconds EAST along the south line of said 31.15 acre tract, at 21.15 feet passing said fence post, and continuing for a total distance of 1,861.04 feet to a 5/8-inch iron rod found at the northeast corner of the herein described tract;

THENCE SOUTH 07 degrees 26 minutes 35 seconds EAST along the west line of a 2.00 acre tract conveyed to Jakie R. Spencer, as recorded in Volume 1035, Page 648 of the O.R.W.C., and described in Volume 71, Page 794 of the W.C.D.R., at 94.71 feet passing a 5/8-inch iron rod set at the northwest corner of Lot 7 of said Brum Anderson Partition, and continuing for a total distance of 130.20 feet to a 5/8-inch iron rod set at the southeast corner of the herein described tract;

THENCE SOUTH 47 degrees 06 minutes 43 seconds WEST, 368.72 feet, crossing said 30 acre Tract 2, to a 5/8-inch iron rod set at a southerly corner of the herein described tract;

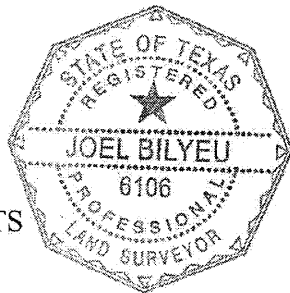
THENCE SOUTH 54 degrees 13 minutes 39 seconds WEST, 723.53 feet, crossing said 30 acre Tract 2, to a 5/8-inch iron rod set at a southerly corner of the herein described tract;

THENCE SOUTH 49 degrees 50 minutes 56 seconds WEST, 406.43 feet, crossing said 30 acre Tract 2, to a 5/8-inch iron rod set at a southerly corner of the herein described tract;

THENCE SOUTH 42 degrees 37 minutes 39 seconds WEST, crossing said 30 acre Tract 2, at 191.32 feet and 3.7 feet left passing a 5/8-inch iron rod with aluminum cap found for reference, and continuing for a total distance of 216.47 feet to the southeast corner of the herein described tract;

THENCE NORTH 45 degrees 41 minutes 24 seconds WEST, 461.69 feet along the approximate centerline of Hawthorne Road to the POINT OF BEGINNING of the herein described tract, containing 11.250 acres (490,050 square feet) of land, of which 0.221 acre lies within Hawthorne Road right-of-way. Drawing No. C-425 was prepared to accompany this description, and is on file in the office of C&R Surveying, Inc.

June 11, 2016
Job No. 01785-000-0-LTS
Drawing No. C-425



C & R SURVEYING, INC.

BY:  _____