

**PROPERTY DESCRIPTION:**

BEING A 3.7102 (CALLED 3.72) ACRE TRACT OF LAND SITUATED IN THE B.W. ROBINSON, ABSTRACT NO. 42, IN WALKER COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5 ACRE TRACT DESCRIBED IN THAT DEED FROM SONNIE CROOKS TO VALVA CROOKS AS DATED ON JUNE 14, 1965, AND RECORDED IN VOLUME 193, PAGE 223, BEING FURTHER DESCRIBED IN DEED TO VALVA L. CROOKS AS RECORDED IN VOLUME 1103, PAGE 519, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND BEING THE COMMON EAST CORNER OF SAID CROOKS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GEORGINA L. BATES, AS RECORDED IN VOLUME 867, PAGE 145, SAID DEED RECORDS, SAID CORNER BEING ON THE WEST LINE OF F.M. 2550, AND BEING ON A CURVE TO THE LEFT WITH A RADIUS OF 1940.09 FEET;

THENCE ALONG SAID WEST LINE AND SAID CURVE AND ARC DISTANCE OF 192.44 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04° 43' 45" EAST A DISTANCE OF 192.36 FEET, TO A SET 3/8" IRON ROD FOR THE NORTHEAST CORNER OF SAID CROOKS TRACT;

THENCE SOUTH 82° 32' 14" WEST, A DISTANCE OF 189.01 FEET TO A SET 3/8" IRON ROD FOR AN INTERIOR CORNER;

THENCE NORTH 03° 43' 25" WEST, A DISTANCE OF 178.72 FEET TO A SET 3/8" IRON ROD FOR CORNER;

THENCE SOUTH 59° 00' 46" WEST, A DISTANCE OF 416.66 FEET TO A CAPPED 1/2 IRON ROD FOUND UNDER FENCE LINE FOR THE NORTHWEST CORNER OF SAID CROOKS TRACT, AND BEING ON THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO RAYMOND L. STARNES, JR. AND WIFE, RONDA STARNES, AS RECORDED IN VOLUME 873, PAGE 411, AFORESAID DEED RECORDS;

THENCE SOUTH 30° 45' 14" EAST, A DISTANCE OF 387.80 FEET ALONG THE COMMON LINE OF SAID CROOKS AND STARNES TRACTS TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID CROOKS TRACT AND THE EAST CORNER OF SAID STARNES TRACT, SAID ROD BEING ON THE NORTHWEST LINE OF AFORESAID BATES TRACT;

THENCE NORTH 59° 24' 04" EAST, A DISTANCE OF 397.39 FEET ALONG THE COMMON LINE OF SAID CROOKS AND BATES TRACTS TO THE POINT OF BEGINNING AND CONTAINING 161.616 SQUARE FEET OR 3.7102 ACRES OF LAND.

**FEMA NOTE**

FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE RATING AS SHOWN BY MAP NO. 4857 (5050) D DATED AUGUST 19, 2011.

**SURVEYORS CERTIFICATION:**

THIS DATE, A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CAUSAL PROPERTY LINES, LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, COLLISIONS, OR PROTRUSIONS, EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR COMPANY AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF HAS BEEN ADVISED ME AS SHOWN ON NOTED HEREON.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT OR DEED.
- 2) THERE ARE NO VISIBLE COLLISIONS OR PROTRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE SHOWN AS SHOWN.
- 3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
- 4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN ON NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE TESTING DEED, OR THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, FAULT LINES, TOWN OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION OPERATIONS SAID UTILITIES ARE NOT SHOWN OR DEPICTED HEREON. THE SURVEY IS NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

**TITLE SURVEY**  
 215 F.M. 2550  
 CITY OF HUNTSVILLE  
 WALKER COUNTY, TEXAS

GF#: SHEREE-14-0000095
BORROWER: TERRY IRREVOCABLE FAMILY TRUST
PREMIER JOB #: 14-2777
TECH: RLH
DATE: 07/16/14
REVISED 07/23/14
FIELD: RDR
FIELD DATE: 07/11/14



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WINGED IRON FENCE
WOOD	WIRE FENCE
STONE	R.B. TILE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRS = IRON ROD FOUND
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST

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