

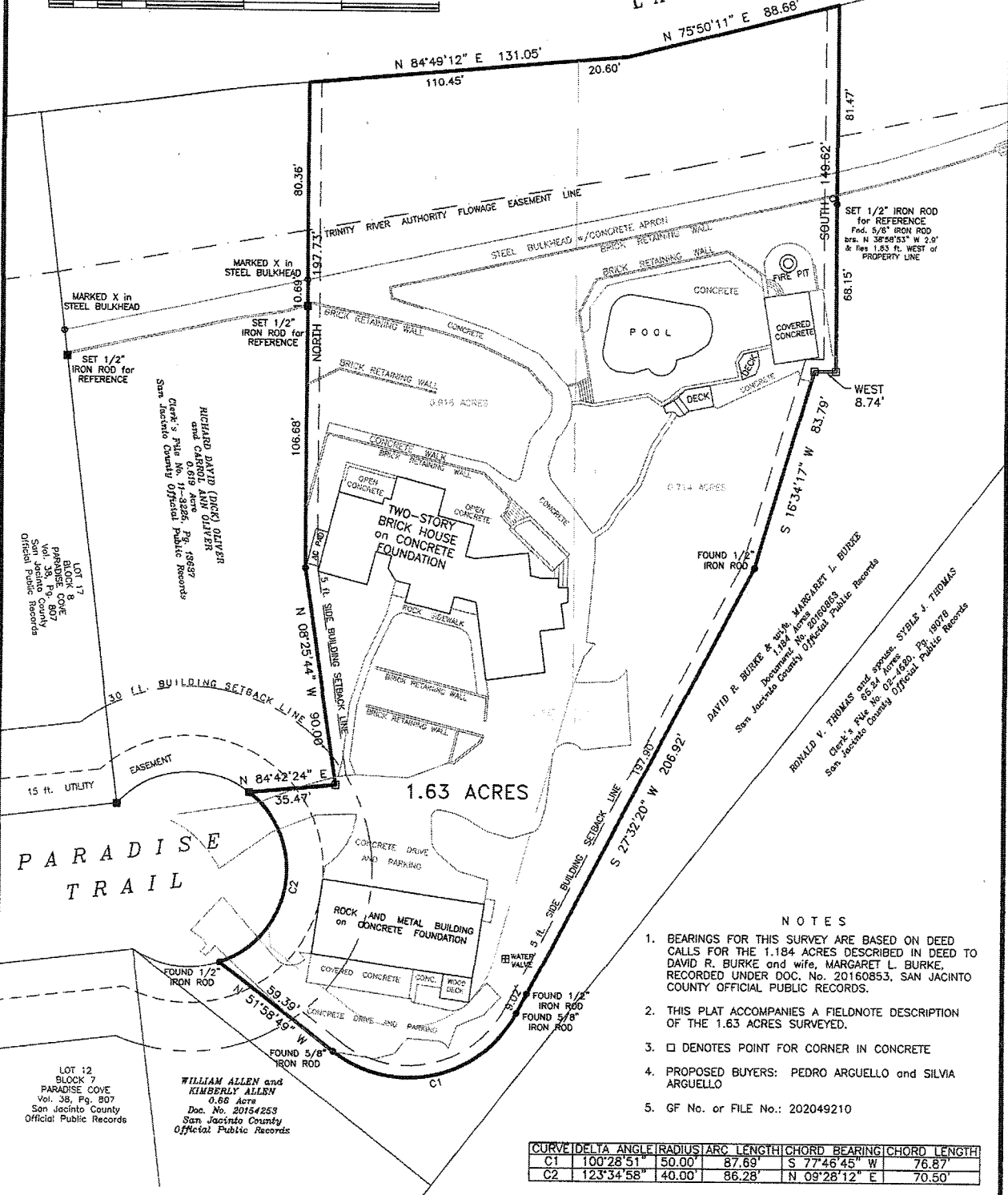


NORTH

40 0 40 80 120 Feet

TRINITY RIVER AUTHORITY OF TEXAS
Vol. 120, Pg. 614
San Jacinto County Deed Records

LAKE LIVINGSTON



NOTES

1. BEARINGS FOR THIS SURVEY ARE BASED ON DEED CALLS FOR THE 1.184 ACRES DESCRIBED IN DEED TO DAVID R. BURKE and wife, MARGARET L. BURKE, RECORDED UNDER DOC. No. 20160853, SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.
2. THIS PLAT ACCOMPANIES A FIELDNOTE DESCRIPTION OF THE 1.63 ACRES SURVEYED.
3. □ DENOTES POINT FOR CORNER IN CONCRETE
4. PROPOSED BUYERS: PEDRO ARGUELLO and SILVIA ARGUELLO
5. GF No. or FILE No.: 202049210

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100°28'51"	50.00'	87.69'	S 77°46'45" W	76.87'
C2	123°34'58"	40.00'	86.28'	N 09°28'12" E	70.50'

PLAT OF SURVEY

SHOWING 1.63 ACRES OF LAND SITUATED IN THE J. D. MARTINEZ SURVEY, A-30, SAN JACINTO COUNTY, TEXAS, AND BEING A PART OF THE RESIDUE OF THE 3.433 ACRES DESCRIBED AS TRACT TWO IN DEED TO DICK OLIVER and wife, CARROL ANN OLIVER, RECORDED UNDER CLERK'S FILE No. 06-426, PAGE 1445 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS, ALSO BEING A PART OF RESERVE C OF PARADISE COVE AS SHOWN ON THE PLAT RECORDED IN VOLUME 38, PAGE 807 OF SAID OFFICIAL PUBLIC RECORDS.

o SURVEYOR'S CERTIFICATE o

I, EARLINE McLEOD, REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5774, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON AND THAT SAME IS TRUE AND CORRECT. THAT THERE ARE NO APPARENT BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: 2020

JOHNSON and SONS
Texas Surveying Firm Registration No. 10194222
1435 Providence Road Livingston, TX 77351
Office: 936-328-7039



Earline McLeod
EARLINE McLEOD, RPLS
No. 5774, TEXAS

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THIS SURVEY IS NOT TO BE REPRODUCED, ALTERED OR USED FOR ANY TRANSACTION OTHER THAN AS STATED HEREON.

FIELDNOTE DESCRIPTION
J. D. MARTINEZ SURVEY, A-30
SAN JACINTO COUNTY, TEXAS

Being 1.63 acres of land situated in the J. D. Martinez Survey, A-30, San Jacinto County, Texas, and being a part of the residue of the 3.433 acres described as "Tract Two" in deed to Dick Oliver and wife, Carrol Ann Oliver, recorded under Clerk's File No. 06-426, Page 1445 of the San Jacinto County Official Public Records, and also being all of the 0.916 acre tract described in Exhibit "B" conveyed to Dick Oliver and all of the 0.686 acre tract described in Exhibit "C" conveyed to Carrol Oliver in Family Partition Deed recorded under Clerk's File No. 11-3224, Page 13627 of said Official Public Records and the residue of the 1.212 acres described in deed to Richard David (Dick) Oliver and Carrol Ann Oliver recorded under Clerk's File No. 11-6085, Page 25657 of said Official Public Records, and this 1.63 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found marking the most western common corner between said 0.686 acre tract and the 1.184 acres described in deed to David R. Burke and wife, Margaret L. Burke, recorded under Document No. 20160853 of said Official Public Records, located in the right of way of a 40 ft. radius cul-de-sac at the end of Paradise Trail [a 60 ft. wide roadway over and through Paradise Cove, a subdivision in San Jacinto County, Texas, as shown on the map or plat thereof recorded in Volume 38, Page 807 of said Official Public Records, said point being the most western corner of the herein described 1.63 acre tract;

THENCE 86.28 ft. in a northeasterly direction along the right of way line of said cul-de-sac, same being the most western lines of said 0.686 acre tract and said 0.916 acre tract, in a curve to the left, having a central angle of 123° 34' 58", the radius being 40.00 ft. and the chord bears N 09° 28' 12" E 70.50 ft. to a 1/2" iron rod set marking the most western common corner between said 0.916 acre tract and the 0.619 acre tract described in deed to Richard David (Dick) Oliver and Carrol Ann Oliver recorded under Clerk's File No. 11-3225, Page 13637 of said Official Public Records;

THENCE N 84° 42' 24" E 35.47 ft. along the common line between said 0.916 acre tract and said 0.619 acre tract to a point for corner in a concrete driveway;

THENCE N 08° 25' 44" W 90.00 ft. along the common line between said 0.916 acre tract and said 0.619 acre tract to a 1/2" iron rod found marking a common corner between said tracts;

THENCE NORTH, along the common line between said 0.916 acre tract and said 0.619 acre tract, at 106.68 ft. pass a 1/2" iron rod set for reference near a brick retaining wall, at 117.37 ft. pass an "X" marked in a steel bulkhead, and continuing along said common line within the waters of Lake Livingston, in all a total distance of 197.73 ft. to a point representing the most northern corner between said tracts, located in the Fee Taking Line of Lake Livingston, same being the common line between said 3.433 acres and the lands described in deed to Trinity River Authority of Texas recorded in Volume 120, Page 514 of the San Jacinto County Deed Records;

THENCE N 84° 49' 12" E 131.05 ft. along the north lines of said 0.916 acre tract and said 0.686 acre tract, same being the common line between said 3.433 acres and said Trinity River Authority of Texas lands and within the waters of Lake Livingston, to an angle point in said line;

THENCE N 75° 50' 11" E 88.68 ft. along the north lines of said 0.686 acre tract and a part of the

residue of said 1.212 acre tract, same being the common line between said 3.433 acres and said Trinity River Authority of Texas lands and within the waters of Lake Livingston, to a point representing the north common corner between the herein described 1.63 acre tract and said Burke 1.181 acres;

THENCE SOUTH, along the common line between a part of the residue of said 1.212 acres and said Burke 1.184 acres, at 81.47 ft. pass a 1/2" iron rod set for reference, from which a 5/8" iron rod found bears N 38° 58' 53" W 2.9 ft., and in all a total distance of 149.62 ft. to a point in concrete representing a common corner between said tracts;

THENCE WEST 8.74 ft. along the common line between a part of the residue of said 1.212 acres and said Burke 1.184 acres to a point in concrete representing a common corner between said tracts, said point also being located in the east line of said 0.686 acre tract;

THENCE S 16° 34' 17" W 83.79 ft. along the common line between said 0.686 acre tract and said Burke 1.184 acres (same being the common line between said 0.686 acre tract and said 1.212 acre tract), to a 1/2" iron rod found marking an angle point in said line;

THENCE S 27° 32' 20" W, along the common line between said 0.686 acre tract and said Burke 1.184 acres, at 197.90 ft. pass a 1/2" iron rod found marking an original corner between said 0.686 acre tract and said 1.212 acre tract, and continuing along the common line between a part of the residue of said 1.212 acre tract and said Burke 1.184 acres, in all a total distance of 206.92 ft. to a 5/8" iron rod found marking the P.C. of a curve in said common line;


THENCE 87.69 ft. in a southwesterly direction along the common line between a part of the residue of said 1.212 acre tract and said Burke 1.184 acres, in a curve to the right, having a central angle of 100° 28' 51", the radius being 50.00 ft. and the chord bears S 77° 46' 45" W 76.87 ft. to a 5/8" iron rod found marking the P.T. of said curve;

THENCE N 51° 58' 49" W 59.39 ft. along the southwestern lines of a part of the residue of said 1.212 acre tract and said 0.686 acre tract, same being a southerly northeastern line of said Burke 1.184 acres, to the place of beginning and containing within these bounds 1.63 acres of land as depicted on a plat accompanying this description.

Bearings for this survey based on deed calls for the 1.184 acres described in deed to David R. Burke and wife, Margaret L. Burke, recorded under Document No. 20160853 of the San Jacinto County Official Public Records.

The above description was prepared from an actual and accurate survey made on the ground under my supervision in June, 2020, and same is true and correct to the best of my knowledge and belief.

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Earline McLeod, RRLS
No. 5774, Texas

