

April 17, 2019

Surveyor's Field Note Description:

BEING a 8.566 acre tract of land consisting of all that certain Bruce Bundick called 8.566 acre tract of land, more fully described in Clerk File No. 2013034150 of the Official Public Records of Jefferson County, Texas. Said 8.566 acre tract being situated in Lot No. 1 of the Benson's Subdivision recorded under Volume 3, Page 48 of the Map Records of Jefferson County, Texas, same being in the T&NORR Company Survey, Section 162, Abstract No. 640 and is more particularly described as follows:

BEGINNING at a 1-inch iron pipe found for the Southeast corner of said 8.56 acre tract and of said Lot No. 1, same being the Southwest corner of that certain Lot 2, same being the Northwest corner of that certain Lot No. 31, same being the Northeast corner of that certain Lot No. 32;

THENCE South 86 deg. 51 min. 03 sec. West along and with the South line of said 8.56 acre tract and of said Lot No. 1, same being the North line of said Lot No. 32, a distance of 289.06 to a 1/2-inch iron rod found for the Southwest corner of said 8.56 acre tract, same being in the East line of Englin Road;

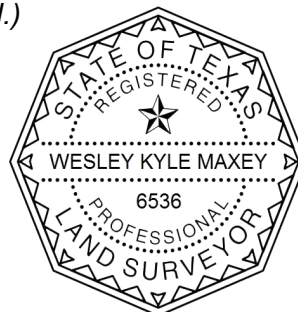
THENCE North 02 deg. 32 min. 58 sec. West along and with the West line of said 8.56 acre tract, same being the East line of Englin Road, a distance of 1291.79 feet to a 5/8-inch iron rod with cap marked "LJA ENG TBPLS 10105600" set for the Northwest corner of said 8.56 acre tract, same being in the South line of Todd Road; from which a found iron rod with cap marked "HENRY" bears North 02 deg. 32 min. 58 sec. West 43.69 feet;

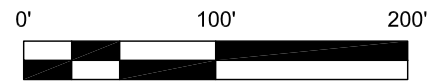
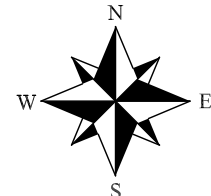
THENCE North 87 deg. 12 min. 20 sec. East along and with the North line of said 8.56 acre tract, same being the South line of Todd Road, a distance of 289.05 feet to a 5/8-inch iron rod with cap marked "LJA ENG TBPLS 10105600" set for the Northeast corner of said 8.56 acre tract, same being in the East line of said Lot No. 1, same being in the West line of said Lot No. 2, from which a found 1-inch square bar found in the common line of Lot No. 9 and Lot No. 10 bears North 87 deg. 11 min. 02 sec. East 2636.86 feet;

THENCE South 02 deg. 32 min. 58 sec. East along and with the East line of said 8.56 acre tract and of said Lot No. 1, same being the West line of said Lot No. 2, a distance of 1290.00 feet to the **PLACE OF BEGINNING**, containing 8.566 acres of land, more or less.

(This description is based upon a survey made on the ground under my direct supervision on April 12, 2019 and is being submitted along with a survey plat showing the property and facts found as described herein. All bearings are based upon the Texas Coordinate System of 1983 (2011), South Central Zone '4204' (US Survey Foot). All distances and acreages are surface with a combined scale factor of 1.00007 applied.)


Registered Professional Land Surveyor





General Notes

1. All bearings are based upon the Texas Coordinate System of 1983 (2011), South Central Zone '4204' (US Survey Foot). All distances and acreages are surface with a combined scale factor of 1.00007 applied.
2. Title Commitment - Stewart Title Guaranty Company, File No. 393825, Effective Date: March 28, 2019, Issued April 3, 2019.
3. Metes and Bounds Description accompanies Survey Plat.

