

Called 60 ft. width
(Clerk # 10-4268)

LINE	BEARING	DISTANCE
L1	S62°07'53"E	24.22

WILDERNESS ROAD

Harvey Denton
Clerk # 06-9294
Pg. 40278 O.R.
Call 0.55 acre

Clerk #11-2774, Pg. 11584 O.R.
Residue of call 1.0 acre

Clerk #11-1803
Pg. 1532 O.R.
Call 0.94 acre

Clerk # 20151952, Pg. 9665 (Tr 1) O.R.
Part of call 6.00 acres

Vincent Doyle West
Karla Denise West (Undivided 1/2 interest 36.11 acres)
Clerk # 20180877, Pg. 4356 O.R.

- SURVEYED - 2.468 ACRES -

BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No.: 48407 C 0150 C Date/Revised Date: November 4, 2010

NOTES:

- Coordinates and bearings referenced to NAD 1983, Texas Central Zone. Bearings based on GPS (RTK) observations, LEICA SmartNet Network, Texas. Coordinates, distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99988;
- This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey;



PLAT OF SURVEY AND DIVISION OF

VINCENT DOYLE WEST PROPERTIES

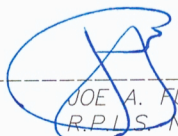
In the RALPH McGEE SURVEY, A-29
San Jacinto County, Texas

November, 2018

Scale: 1" = 100 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM #10122400
Huntsville, Texas
FILE: WEST Vincent Div 36.11ac-2.468ac-SH156 \2018\



Signed 
JOE A. FULLER
R.P.L.S. No. 4066
November 5, 2018

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in San Jacinto County, Texas:

Bearings herein are referenced to NAD 1983, Texas-Central Zone, based on GPS (RTK) observations, Leica SmartNet Network, Texas. Coordinates, distances and areas are GRID and may be converted to Surface Horizontal by dividing by a combined scale factor of 0.99988.

Being **2.468** acres, more or less, situated in the RALPH McGEE SURVEY, Abstract No. 29, San Jacinto County, Texas and being out of and a part of the following tracts or parcels of land: **a).** a called 6.00 acre tract described in "Tract 1" in a Deed from Bill Doyle West to **Vincent Doyle West**, dated February 28, 2015 and recorded under Clerk #20151952, Page 9665, Official Records, and for reference only, being the same 6.00 acre tract as described in "Tract 1" in a Deed from Vincent Doyle West to Karla Denise West, recorded under Clerk #20180877, Page 4356, Official Records (undivided 1/2 interest), **b).** a called 0.94 acre tract as described in a Deed from Billie Lorine Toland to **Vincent Doyle West**, dated April 1, 2011 and recorded under Clerk #11-1803, Page 7532, Official Records, and **c).** being all of the residue of a called 1.0 acre tract as described in a Deed from 21st Mortgage Corporation to **Vince and Karla West**, recorded under Clerk #11-2774, Page 11584, Official Records, said three parcels being more definitely described as one contiguous tract of 2.468 acres as follows:

BEGINNING at the apparent north or northeast corner of said 1.0 acre tract, same being the apparent intersection of the south line of a seal-coat paved road, known locally as "Wilderness Road (called 60 ft. width as per Clerk #10-4268, Official Records)", with the called west right-of-way of State Highway 156, set a P.K. nail in asphalt for the north or northeast corner of the herein described tract;

THENCE, with the apparent east lines of said 1.0 acre and 0.94 acre tracts, and the called west line of said S.H. 156, the following calls:

1). **S08°35'25"E- 233.51** feet to a TxDOT concrete right-of-way monument;
and 2). **S10°06'12"E- 146.22** feet to a 5/8" iron rod with a plastic cap set for the southeast corner of the herein described tract;

THENCE, across said 0.94 acre and 6.00 acre tracts, the following calls:

1). **S64°41'55"W- 210.90** feet to a set 5/8" iron rod a with plastic cap;
2). **N78°40'08"W- 150.89** feet to a set 5/8" iron rod a with plastic cap;
3). **N41°42'17"W- 49.67** feet to a set 5/8" iron rod a with plastic cap;
4). **N52°03'39"W- 40.24** feet to a set 5/8" iron rod a with plastic cap;
5). **N01°25'33"W- 62.45** feet to a set 5/8" iron rod a with plastic cap;
and 6). **N13°46'29"E- 87.88** feet to the northeast line of said 6.00 acre tract, same being a southwesterly line of a called 0.55 acre tract as described in a Deed from Billie Toland to Harvey Denton, recorded under Clerk #06-9294, Page 40278, Official Records, set a 5/8" iron rod with a plastic cap for most westerly northwest corner of the herein described tract;

THENCE **S62°07'53"E**, with the called common line of said 6.00 and 0.55 acre tracts, for a distance of **24.22** feet to an angle point in the south line of said 0.55 acre tract, same being the apparent west corner of said 0.94 acre tract, found a 3/8" iron rod;

THENCE **N84°11'06"E**, with the apparent north line of said 0.94 acre tract and continuing with the south line of said 0.55 acre tract, for a distance of **165.54** feet to an angle point in the north line of said 0.94 acre tract, same being the southeast corner of said 0.55 acre tract and also being the southwest corner of said 1.0 acre tract and the south corner of a called 0.107 acre tract as described in a Deed from Vince West to Harvey Denton, recorded under Clerk #20182865, Page 13973, Official Records, found a 3/8" iron rod;

THENCE **N07°07'42"E**, with the common line of said 0.107 and the residue

VINCENT D. West 2.468 acre tract
situated in the R. McGEE SURVEY, A-29
San Jacinto County, Texas

* * * Page 2 of 2 * * *

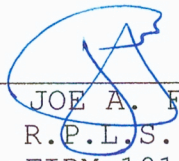
of said 1.0 acre tracts, for a distance of **174.06** feet to the northwest corner of the residue of said 1.0 acre tract, same being the northeast corner of said 0.107 acre tract, found a P.K. nail in the south edge of the existing pavement of said Wilderness Road;

THENCE **N67°29'49"E**, with the apparent north line of said 1.0 acre residue tract and the called south line of said Wilderness Road, for a distance of **125.28** feet to the **PLACE OF BEGINNING**.

Surveyed in November, 2018.



Signed



JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400

\\2018\\WEST Vincent Div 36.11ac-2.468ac-SH156.fns