

# WASHINGTON COUNTY, TEXAS

## SAMUEL HINCH SURVEY

ABSTRACT NO. 60

## LOMAX HARMEL ROAD

S 47°29'39" E 413.83'

MAXINE ARNDT  
19 3/4 ACRES  
(TRACT 1 - 2ND TRACT)  
534/076

REF. 3" STEEL FENCE CORNER  
S 42°40'12" W - 20.00'

REF ●  
18.84'

REF ●  
17.67'

## OBADIAH HUDSON SURVEY

ABSTRACT NO. 63

**NOTES:**

A) THE FOLLOWING EASEMENTS/DEEDS DO NOT APPLY TO THIS TRACT:

- 1) TEXAS POWER & LIGHT COMPANY - 96/071
- 2) TEXAS POWER & LIGHT COMPANY - 96/077
- 3) TEXAS POWER & LIGHT COMPANY - 96/078
- 4) TEXAS POWER & LIGHT COMPANY - 114/372
- 5) SOUTHWESTERN BELL TELEPHONE CO. - 129/349
- 6) STATE OF TEXAS - 268/357
- 7) SEMINOLE PIPELINE COMPANY - 421/143
- 8) CLAJON GAS COMPANY - 410/459

TRACT 8

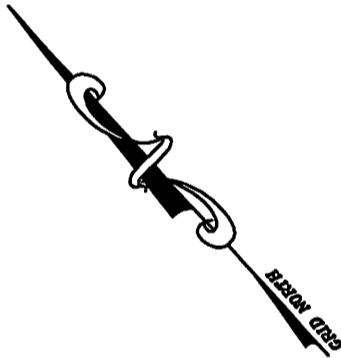
CADENCE BANK, DEPENDENT  
ADMINISTRATOR OF THE ESTATE OF  
NORRIS RHODE  
TO  
MARTH REALTY, LLC AND  
GOERLITZ, LLC  
96.545 ACRES  
MARCH 11, 2021  
VOL. 1771, PG. 774

TRACT 6

N 42°30'21" E 1054.11'

S 42°30'21" W 1053.20'

**10.063 ACRES**  
TRACT 7  
(OF WHICH 0.173  
ACRES LIE WITHIN  
LOMAX HARMEL ROAD)



N 47°37'14" W 413.83'

MAXINE ARNDT  
47.50 ACRES  
534/076

**LEGEND**

- P- - OVERHEAD POWERLINE
- X- - BARBED WIRE FENCE
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"
- △ - SURVEY POINT

**NOTES:**

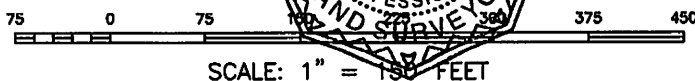
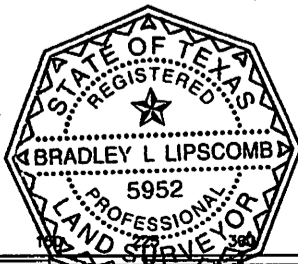
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE LAST PROVIDED TITLE COMMITMENT.


BEARINGS ARE BASED ON THE  
TEXAS STATE PLANE COORDINATE SYSTEM  
OF 1983, TEXAS CENTRAL ZONE

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAPS NO. 48477C0250C, WASHINGTON COUNTY, TEXAS, DATED AUGUST 16, 2011. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF APRIL, 2021

BRADLEY L. LIPSCOMB, RPLS.





**TRIAD SURVEYING, INC.** FIRM REGISTRATION NO. 10007900  
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

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**10.063 ACRES**  
OBADIAH HUDSON SURVEY  
ABSTRACT NO. 63  
WASHINGTON COUNTY, TEXAS

Completion Date: 4/2/21	Drawn By: DM
Scale: 1"=150'	Surveyed by: DM
Project No.: S20-339	Checked by: BL



In Re: 10.063 Acres (Tract 7)  
 Part of a called 96.545 Acre tract  
 Obadiah Hudson Survey  
 Abstract No. 63  
 Washington County, Texas

All that certain tract or parcel of land situated in Washington County, Texas, being a part of the Obadiah Hudson Survey, Abstract No. 63, being part of a called 96.545 Acre tract conveyed from Cadence Bank, Dependent Administrator of the Estate of Norris Rhode to Marth Realty, LLC and Goerlitz, LLC by deed dated March 11, 2021, recorded in Volume 1771, Page 774 of the Official Records of Washington County, Texas, and being more particularly described by metes and bounds as follows to wit:

**COMMENCING** at a point within the Right-of-Way of Lomax Harmel Road (County Road), on the common line between the said Hudson Survey and the Samuel Hinch Survey, Abstract No. 60, at the east corner of a called 19 3/4 Acre tract (Tract 1 – 2<sup>nd</sup> Tract) conveyed to Maxine Arndt in Volume 534, Page 076, at the north corner of the said 96.545 Acre tract from which a found 3” steel fence corner post, for reference, bears: S 42° 40' 12" W – 20.00 feet;

**THENCE** S 47° 29' 39" E – 412.06 feet continuing within the Right-of-Way of Lomax Harmel Road (County Road), on the common line between the said Hudson Survey and the said Hinch Survey, the northeast line of the said 96.565 Acre tract to a point for the **POINT OF BEGINNING** and the north corner of this tract from which a set 1/2” iron rod (with red plastic cap marked “TRIAD RPLS 5952”), for reference, bears S 42° 30' 21" W – 18.84 feet;

**THENCE** S 47° 29' 39" E - 413.83 feet continuing within the Right-of-Way of Lomax Harmel Road (County Road), on the common line between the said Hudson Survey and the said Hinch Survey, the northeast line of the said 96.565 Acre tract to a to a point for the east corner of this tract, from which a set 1/2” iron rod (with red plastic cap marked “TRIAD RPLS 5952”), for reference, bears S 42° 30' 21" W – 17.67 feet;

**THENCE** S 42° 30' 21" W - 1053.20 feet crossing the said 96.565 Acre tract, for division, to a set 1/2” iron rod (with red plastic cap marked “TRIAD RPLS 5952”) on the common line between the said 96.565 Acre tract and a called 47.50 Acre tract conveyed to Maxine Arndt in Vol. 534, Pg. 76. For the south corner of this tract;

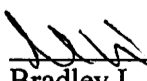
**THENCE** N 47° 37' 14" W - 413.83 feet along the common line between the said 96.565 Acre tract and the said 47.50 Acre tract to a set 1/2” iron rod (with red plastic cap marked “TRIAD RPLS 5952”), for the west corner of this tract;

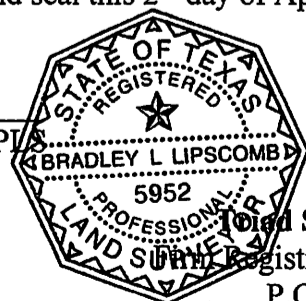
**THENCE** N 42° 30' 21" E - 1054.11 feet re-crossing the said 96.565 Acre tract, for division, to the **POINT OF BEGINNING** containing within these metes and bounds 10.010 Acres of land (of which 0.173 Acres lies within the said Lomax Harmel Road).

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 2<sup>nd</sup> day of April, 2021.

  
 Bradley L. Lipscomb RPLS



Triad Surveying, Inc.  
 Registration No. 10007900  
 P.O. Box 1489  
 Rockdale, TX 76567  
 (512) 446-3457