



TEXAS SURVEYOR



Daniel J. Warrick, R.P.L.S.

State of Texas §

County of Hardin §

Field notes describing a 2.44 acre tract, being all of a called 2.442 acre tract recorded in File Number 2019-97364, Official Public Records of Hardin County, Texas, in the Willis Donahoe Survey, Abstract 16, Hardin County, Texas.

All bearings, distances and acreages are grid and are referenced to the State Plane coordinate system, Texas Central Zone, NAD 83, U.S. Survey Feet. The mapping angle for this project is +02° 56' 33" and the scale factor is 0.999969519, see accompanying plat.

BEGINNING at a 3/4 inch iron rod found at the northwest corner of a called 50.0 acre tract recorded in Volume 28, Page 175, Deed Records of Hardin County, Texas, at the southwest corner of the J.D. Hooks Subdivision recorded in Volume 32, Page 44, Deed Records of Hardin County, Texas, at the southeast corner of a remainder of a called 125.0 acre tract recorded in Volume 469, Page 448, Deed Records of Hardin County, Texas, and at the northeast corner of said called 2.442 acre tract. Said iron rod has a State Plane coordinate value of N:10,097,097.77 and E:409,952.81.

THENCE S 03° 09' 00" E with the west line of said called 50.0 acre tract and the east line of said called 2.442 acre tract a distance of 331.55 feet to a 1 1/4 inch iron pipe found at the northeast corner of a called 11.7379 acre tract recorded in File Number 2013-35857, Official Public Records of Hardin County, Texas and at the southeast corner of said called 2.442 acre tract.

THENCE S 85° 41' 31" W with a north line of said called 11.7379 acre tract and the south line of said called 2.442 acre tract a distance of 367.31 feet to a 1 inch iron pipe found at the southwest corner of said called 2.442 acre tract and an interior corner of said called 11.7379 acre tract.

THENCE N 02° 43' 42" W with an east line of said called 11.7379 acre tract and a west line of said called 2.442 acre tract a distance of 148.72 feet to a 3/4 inch iron rod found in the south line of a called 0.3301 acre tract recorded in File Number 2017-80754 and at a northwest corner of said called 2.442 acre tract.

THENCE N 79° 05' 54" E with the south line of said called 0.3301 acre tract and a north line of said called 2.442 acre tract a distance of 81.00 feet to a 3/4 inch iron rod found at the southwest corner of said called 0.3301 acre tract and an interior corner of said called 2.442 acre tract.

THENCE N 15° 14' 37" W with the west line of said called 2.442 acre tract and the east line of said called 0.3301 acre tract a distance of 146.57 feet pass a 5/8 inch iron rod with cap marked "S&J INC." set for reference and continue a total distance of 151.75 feet to a point in the south line of said remainder of a called 125.0 acre tract.

THENCE N 81° 17' 07" E with the south line of said remainder of a called 125.0 acre tract and the north line of said called 2.442 acre tract a distance of 43.81 feet pass a 5/8 inch iron rod with cap marked "S&J INC" set for reference and continue a total distance of 319.18 feet to the POINT OF BEGINNING, containing 2.44 acres of land.

I, Daniel J. Warrick, do hereby certify that this description reflects an accurate survey made on the ground and according to law, and that the boundaries and corners are truly described just as I have found or set them. Given under my hand and seal this 29th day of June, 2022.



Daniel J. Warrick
Registered Professional Land Surveyor

WILLIS DONAHOE SURVEY

A-16

GUSHER ROAD (40' R.O.W.)

REMAINDER OF CALLED 125.0 ACRES VOL. 469, PG. 448 D.R.H.C.T.

J.D. HOOKS SUBDIVISION VOL. 32, PG. 44 D.R.H.C.T.

POB 3/4" IRF N:10097097.77 E:4099952.81

N81° 17' 07"E 319.18' (CALLED N84°21'00"E 319.41')

CALLED 50.0 ACRES VOL. 28, PG. 175 D.R.H.C.T.

2.44 ACRES

CALLED 2.442 ACRES FILE NO. 2019-97364 D.R.H.C.T.

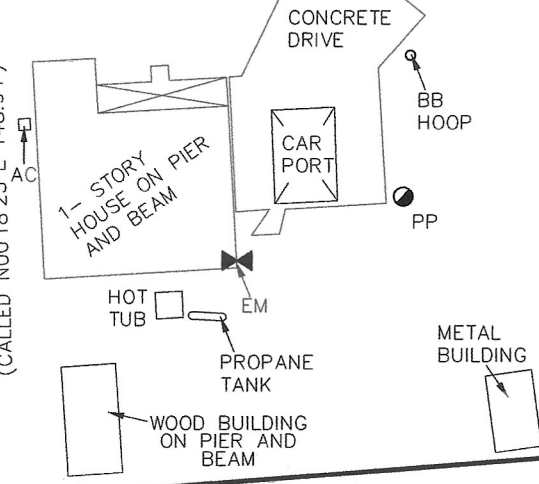
(CALLED S00°01'06"E 331.21') S3° 09' 00"E 331.55'

43.81' IRS (REFERENCE) 5.18' FNC CALLED 0.3301 ACRES FILE NO. 2017-80754 D.R.H.C.T. (CALLED N121°01'15"W 152.06') (CALLED N121°01'15"W 151.75') (CALLED N121°01'15"W 151.75')

3/4" IRF FNC N79° 05' 54"E 81.00' (CALLED S79°39'39"W 80.96') 1" IPF N2° 43' 42"W 148.72' (CALLED N00°18'23"E 148.94')

S85° 41' 31"W 367.31' (CALLED S88°41'24"W 367.12')

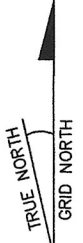
1 1/4" IPF



- LEGEND A/C - AIR CONDITIONER EM - ELECTRIC METER FNC - FENCE IPF - IRON PIPE FOUND IRF - IRON ROD FOUND IRS - 5/8" IRON ROD SET W/ CAP "S&J INC." POB - POINT OF BEGINNING PP - POWER POLE

CALLED 11.7379 ACRES FILE NO. 2013-35857 D.R.H.C.T.

IMPROVEMENT SURVEY OF 2.44 ACRES BEING ALL OF A CALLED 2.442 ACRE TRACT RECORDED IN FILE NO. 2019-97364 D.R.H.C.T. IN THE WILLIS DONAHOE SURVEY, ABSTRACT 16 HARDIN COUNTY, TEXAS



SCALE: 1" = 50' JOB NO.220506 AAW

TEXAS SURVEYORS Daniel J. Warrick, R.P.L.S. Shine & Johnston, Inc. 145 E Ave. H, Silsbee, TX 77656 210-441-9764 - txsurveyor@yahoo.com © Copyright 2022 TBPELS Firm Registration # 10064700



NOTE: All bearings, distances, and acreage's are grid and are referenced to the State Plane Coordinate System, NAD83, Texas Central Zone, U. S. Survey feet. Mapping angle for this project is +02° 56' 33" and the scale factor is 0.999969519. See accompanying field notes.

I, Daniel J. Warrick, do hereby certify that this plat reflects an actual survey made on the ground and according to law, and that the limits, boundaries, and corners are truly described just as I found or set them. Given under my hand and seal this 29th day of June, 2022. Daniel J. Warrick Registered Professional Land Surveyor No. 6535