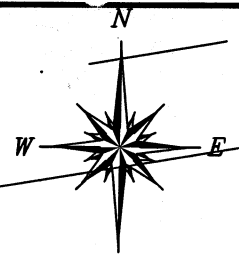


SCALE: 1"=40'



U.S. HWY 190

IRON BOLT  
FENCE POST  
0.8' E'LY

NWC "ACREAGE TRACT"  
AS SHOWN ON PLAT OF  
FORGOTTEN FOREST RANCHETES  
SECTION 2  
174/600 DR  
IRON BLOT

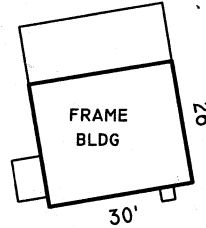
N 80°16'00" E  
199.12'

"ACREAGE TRACT WAS  
DIVIDED BY M&B  
(DALE FOX CIRCA 1980)  
INTO 6 0.914 AC TRACTS

POINT  
OF BEGINNING

**0.916  
ACRE**

D WHITAKER  
08/379  
PILGRIM RESOURCES LLC  
INST # 69293



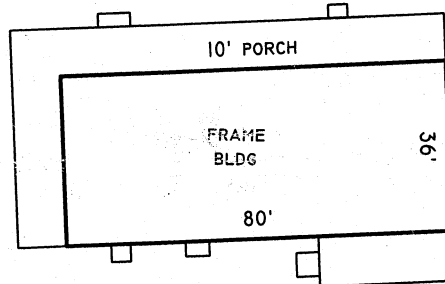
THOMAS TRENT  
C-1 C-2 & D-2  
FFR SEC 2  
77/340 OPR  
G GUZMAN  
908/231 OPR  
{TRACTS ARE NOT  
ON RECORD PLAT}

S 00°43'45" E  
202.50'

RES C

PIN OAK LANE

N 00°43'45" W  
202.66'



SET CORNER  
IN HEAVY  
DEBRIS PILE

**JNO CARUTHERS  
A-9**  
TITLED 1 LEAGUE (4428.4 AC)  
AS MEX IMMIGRANT  
13 Nov 1834

IRON PIN

36.66'  
S 79°37'19" W

PAROL EVIDENCE (WHITAKER)  
SUGGESTS THAT  
PARK & TR A  
WERE ABANDONED BY  
FFR POA

156

1/2" IRON ROD  
IN DRIVEWAY

162.49'  
S 80°21'20" W

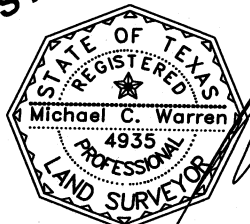
10' UTILITY ESMT

(NOTED ON RECORD PLAT  
AS "PARK AREA" & "TR A"  
LATER REFERRED TO AS  
"LOT 157")

LAND TITLE SURVEY  
FOR: COLLEEN BAYES  
1 PINE OAK LANE  
HUNTSVILLE, TEXAS 77320

S 00°34'29" E  
131.92'  
TO 1/2" IRON ROD  
AT INTX PIN OAK  
& KNOTTY PINE LN

**FORGOTTEN FOREST  
RANCHETTES II**  
174/600



BEING A 0.916 ACRE TRACT OF LAND SITUATED IN THE JOHN CARUTHERS  
LEAGUE, ABSTRACT No. 9, WALKER COUNTY, TEXAS, THAT SAME CALLED  
0.914 ACRE TRACT DESCRIBED IN DEED TO DAVID B. WHITAKER RECORDED  
IN VOLUME 08, PAGE 379 OF THE OFFICIAL PUBLIC RECORDS OF  
WALKER COUNTY, TEXAS.

THIS SURVEY WAS MADE ON THE GROUND BY ME AND THIS PLAT  
CORRECTLY REPRESENTS THE FACTS AS FOUND ON 19 AUGUST 2021.  
MICHAEL C. WARREN  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4935

QUADRANT SOLUTIONS  
BOX 1343 WILLIS TX 77378  
PROJECT NO. 530521

0.916 ACRE IN THE JOHN CARUTHERS LEAGUE, A-9  
WALKER COUNTY, TEXAS  
PART OF THE "ACREAGE TRACT" AS SHOWN  
ON PLAT OF FORGOTTEN FOREST RANCHETTES SECTION 2  
WALKER COUNTY, TEXAS.

BEING A 0.916 ACRE TRACT OF LAND SITUATED IN THE JOHN CARUTHERS LEAGUE, ABSTRACT No. 9, WALKER COUNTY, TEXAS, THAT SAME CALLED 0.914 ACRE TRACT DESCRIBED IN DEED TO DAVID B. WHITAKER RECORDED IN VOLUME 08, PAGE 379 OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS, SAID 0.916 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BOLT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PIN OAK LANE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 190, SAID POINT COMMONLY REFERRED TO AS THE NORTHWESTERLY CORNER OF THE "ACREAGE TRACT" AS SHOWN ON THE PLAT OF FORGOTTEN FOREST RANCHETTES, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 174, PAGE 600 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS, AND BEING THE MOST NORTHWESTERLY OF 6 EQUAL 0.914 ACRE TRACTS DESCRIBED BY SURVEYOR DALE FOX CIRCA 1980, FOR FORGOTTEN FOREST, INC.;

THENCE WITH THE SOUTHERLY LINE OF U.S. HIGHWAY No. 190 NORTH 80° 16' 00" EAST 199.12 FEET TO AN IRON BOLT FOR THE NORTHWESTERLY CORNER OF THE NEXT EASTERLY 0.914 ACRE TRACT REFERRED TO AS RESERVE C (GUSTAVO GUZMAN VOLUME 908, PAGE 231 OFFICIAL PUBLIC RECORDS);

THENCE DEPARTING U.S. HIGHWAY No. 190 SOUTH 00° 43' 45" EAST 202.50 FEET TO A 1/2 IRON SPIKE SET IN THE NORTHERLY LINE OF "TRACT A" OF FORGOTTEN FOREST RANCHETTES, SECTION 2;

THENCE SOUTH 79° 37' 19" WEST 36.66 FEET TO AN IRON PIN FOR THE NORTHWESTERLY CORNER OF "TRACT A" AND NORTHEASTERLY CORNER A "PARK AREA" AS PER SAID PLAT, BOTH TRACT COMBINED AN CONVEYED TO DAVID B. WHITAKER AS LOT 157 IN DEED RECORDED IN DEED OF TRUST RECORDED IN VOLUME 211, PAGE 745 OF THE DEED OF TRUST RECORDS, WALKER COUNTY, TEXAS;

THENCE WITH WHITAKER'S NORTHERLY LINE SOUTH 80° 12' 20" WEST 162.49 FEET TO A 1/2 INCH IRON ROD IN THE APPROXIMATE CENTER OF A DRIVEWAY, IN THE EASTERLY LINE OF PIN OAK LANE;

THENCE WITH THE EASTERLY LINE OF PIN OAK LANE NORTH 00° 43' 45" WEST 202.66 FFET TO THE POINT OF BEGINNING.

CONTAINING 0.916 ACRE OF LAND BASED ON A SURVEY MADE ON THE GROUND 19 AUGUST 2021 AND SHOWN ON SURVEY PLAT No. 530521 OF SAME DATE.

