

JOHN GEDREY SURVEY
A-228

CALLED 324.26 ACRES
FILE NO. 2016-67703
O.P.R.H.C.T.

N87° 25' 42"E 98.43'

1 1/4"
ANGLE IRON
FND

CALLED 1.234 ACRES
VOL. 705 , PG. 194
D.R.H.C.T.

FENCE
N1° 15' 12"W 273.52'

POB
5/8" IRF
N: 10166464.76
E: 4077212.87

CMF
W/BRASS
DISK
"KIRBY 424"

83.00'

S89° 01' 03"E 313.41'

JOHN ALLEN SURVEY
A-66

CALLED 4.16 ACRES
(TRACT 1)
FILE NO. 2015-58170
O.P.R.H.C.T.

FENCE

S85° 58' 15"E 645.62'

FRANCO STREET
60' ROW

TOWN OF VOTAW
VOL. P. PG. 322
D.R.H.C.T.

BLOCK 48

S86° 17' 09"E 90.25'

5/8" IRF

5/8" IRF

CALLED 6.377 ACRES (TRACT 2)
VOL. 533, PG. 493
D.R.H.C.T.

12.62 ACRES

CALLLED 70' WIDE EASEMENT
VOL. 367, PG. 216
D.R.H.C.T.

CALLLED 6.377 ACRES (TRACT 1)
VOL. 533, PG. 493
D.R.H.C.T.

N58° 31' 55"W 1066.33'
F.M 787
(VARIABLE WIDTH R.O.W.)

5/8" IRF

5.97'

484.39'

FENCE
S10° 08' 37"W 796.22'

CALLLED 7.65 ACRES
FILE NO. 2021-113013
O.P.R.H.C.T.

5/8" IRF

EDWARD B. JACKSON SURVEY
A-333

SCHEDULE 'B' NOTES:

10(h) - AS SHOWN ON PLAT
10(i) - AS SHOWN ON PLAT

TITLE SURVEY OF
12.62 ACRES

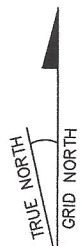
BEING ALL OF A CALLED 6.377 ACRE TRACT (TRACT 1)
AND ALL OF A CALLED 6.777 ACRE TRACT (TRACT 2)

RECORDED IN
VOL. 533, PG. 493
D.R.H.C.T.

IN THE
EDWARD B. JACKSON SURVEY,
ABSTRACT 333
HARDIN COUNTY, TEXAS

LEGEND

CMF - CONCRETE MONUMENT FOUND
IRF - IRON ROD FOUND
POB - POINT OF BEGINNING



SCALE: 1" = 200'

20210902 DJW

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
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TBPELS Firm Registration # 10064700



NOTE:

Survey performed in association with Texan Title Insurance Company commitment for Title Insurance GF No. H67564, dated August 12, 2021. All bearings, distances, and acreages 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° 54' 41" and the scale factor is 0.999930605. 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 30th day of September, 2021.

Daniel J. Warrick
Registered Professional Land Surveyor No. 6535



TEXAS SURVEYOR



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

State of Texas §

County of Hardin §

Field notes describing a 12.62 acre tract, being all of a called 6.377 acre tract (Tract 1) and all of a called 6.377 acre tract (Tract 2) recorded in Volume 533, Page 493, Deed Records of Hardin County, Texas, in the Edward B. Jackson Survey, Hardin County, Texas.

All bearings, distances and acreages are grid, U.S. Survey feet and are referenced to the State Plane Coordinate System, NAD83, Texas Central Zone, U.S. Survey feet. Mapping angle for this project is +02°54'41" and the scale factor is 0.999930605. See accompanying plat.

BEGINNING at a 5/8 inch iron rod found in the north line of State Highway F.M. 787 (variable width R.O.W.), at the south corner of a called 1.234 acre tract recorded in Volume 705, Page 194, Deed Records of Hardin County, Texas and at the southwest corner of said Tract 2. Said iron rod has a State Plane coordinate value of N: 10166464.76, E: 4077212.87.

THENCE N 01° 15' 12" W with the west line of said Tract 2 and the east line of said called 1.234 acre tract a distance of 273.52 feet to a 1 1/4" angle iron found at the northeast corner of said called 1.234 acre tract, the northwest corner of said called Tract 2, in the south line of a called 324.26 acre tract recorded in File Number 2016-67703, Official Public Records of Hardin County, Texas, in the north line of said Abstract 333 and in the south line of the John Gedrey Survey, Abstract 228, Hardin County, Texas.

THENCE N 87° 25' 42" E with the south line of said Abstract 228, the north line of said Abstract 333, the south line of said called 324.26 acre tract and the north line of said Tract 2 a distance of 98.43 feet to a concrete monument found with brass disk marked "Kirby 424" found at the southeast corner of said called 324.26 acre tract, the southwest corner of a called 6.13 acre tract recorded in Volume 1279, Page 555, Official Public Records of Hardin County, Texas, at the southeast corner of said Abstract 228 and the southwest corner of the John Allen Survey, Abstract 66, Hardin County, Texas.

THENCE S 89° 01' 03" E with the south line of said called 6.13 acre tract, the north line of said Tract 2, the south line of said Abstract 66 and the north line of said Abstract 333, a distance of 83.00 feet pass the centerline of a creek and continue a total distance of 313.41 feet to a 5/8 inch iron rod found at the southeast corner of said called 6.13 acre tract and the southwest corner of a called 4.16 acre tract recorded in File Number 2015-58170, Official Public Records of Hardin County, Texas.

THENE S 85° 58' 15" E with the south line of said called 4.16 acre tract and the north line of said Tract 2, passing the northeast corner of said Tract 2 and the northwest corner of said Tract 1, passing the west line of Avenue I (60 foot R.O.W.), passing the east line of said Avenue I and the southwest corner of Block 48, Town of Votaw as shown on the plat recorded in Volume P, Page 322, Deed Records of Hardin County, Texas, and continuing with the south line of said Block 48 a total distance of 645.62 feet to a 5/8 inch iron rod found at the northeast corner of said Tract 1, and the northwest corner of a called 7.65 acre tract recorded in File Number 2021-113013, Official Public Records of Hardin County, Texas, from which a 5/8 inch iron rod found at the southeast corner of said Block 48 bears S 86° 17' 09" E a distance of 90.25 feet.

THENCE S 10° 08' 37" W with the east line of said Tract 1 and the west line of said called 7.65 acre tract a distance of 796.22 feet to a 5/8 inch iron rod found at the southeast corner of said Tract 1 and the southwest corner of said called 7.65 acre tract, in the north line of said F.M. 787.

THENCE N 58° 31' 55" W with the south line of said Tract 1 and the north line of said F.M. 787 a distance of 484.39 feet pass a 5/8 inch iron rod found at the southwest corner of said Tract 1 and the southeast corner of said Tract 2, a distance of 490.36 feet pass a concrete TXDOT monument found, a distance of 862.95 feet pass the centerline of a creek and continue a total distance of 1,066.33 feet to the POINT OF BEGINNING, containing 12.62 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 30th day of September, 2021.



A handwritten signature in blue ink that reads "Daniel J. Warrick".

Daniel J. Warrick
Registered Professional Land Surveyor