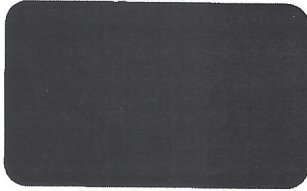


State of Texas
County of Walker



0.8673 of an acre access easement

Field Notes of 0.8673 of an acre access easement; (37,777.4 Square Feet), being out of a called 48.2177 acres, (Parent tract), lying and being situated in the C.G. Hoyt Survey, A-245, as conveyed to David Robinson in Volume 1153, Page 864 of the Official Records of Walker County, Texas (O.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of a called 13.1133 acre tract, also surveyed on this date, being out of the called 48.2177 acre tract (parent tract) for the southwest corner and **“POINT OF BEGINNING”** of the herein described 0.8673 of an acre access easement;

THENCE North 02°03' 03" West, along and with the common line of the called 13.1133 acre tract, also surveyed on this date, and the herein described 0.8673 of an acre access easement, a distance of 60.00 feet to a ½ inch iron rod with orange plastic cap stamped **“CAMPBELL-SANDOVAL”** set for the northwest corner of the herein described 0.8673 of an acre access easement;

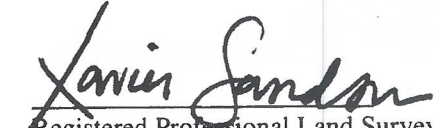
THENCE North 87°28'42" East, continuing across the called 48.2177 acres (parent tract), at a distance of 590.68 feet passing a ½ inch iron rod with orange plastic cap stamped **“CAMPBELL-SANDOVAL”** set for reference on the west margin of Pool Road, in all a distance of 629.63 feet to a point in the apparent centerline of Pool Road, for the northeast corner of the herein described 0.8673 of an acre access easement;

THENCE South 02°01'43" East, along and with the apparent centerline of Pool Road, a distance of 60.00 feet to a point for the northeast corner of the called 22 acres, as conveyed to Jan Robinson in Document No. 84396, Official Public Records Walker County, Texas (O.P.R.W.C.T.), for the southeast corner of the herein described 0.8673 of an acre access easement;

THENCE South 87°28'42" West, at a distance of 38.59 feet passing a ½ inch iron rod with orange plastic cap stamped **“CAMPBELL-SANDOVAL”** set for reference on the west margin of Pool Road, in all a distance of 629.61 feet to the **“POINT OF BEGINNING”** and containing 0.8673 of an acre (37,777.4 Sq. Ft.), more or less, inside the herein described.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, Central Zone 4203.

I, Xavier Sandoval, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, under my supervision, this the 27th day of December, 2022.


Registered Professional Land Surveyor
Texas Registration No. 5886

