

LEGAL DESCRIPTION:

BEING A SURVEYED 2.886 ACRE TRACT (125,722 SQUARE FEET) SITUATED IN THE HENRY APPLEWHITE SURVEY, ABSTRACT NUMBER 61, AND THE GEORGE L. STOLTS SURVEY, ABSTRACT NUMBER 505, WALKER COUNTY, TEXAS AND BEING THAT SAME CALLED 2.887 ACRE TRACT, AS DESCRIBED IN VOLUME 359, PAGE 4, AND CONVEYED IN DOCUMENT NUMBER 2020-55352, OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS (O.P.R.W.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET; SAID 2.886 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod (Controlling Monument) found in the southeast line of a called 0.99 acre tract, as described in Volume 1356, Page 304, O.P.R.W.C.T., same being the north corner of a called 4.88 acre tract, as described in Document Number 2021-73237, O.P.R.W.C.T., and the west corner of the herein described tract, from which a 1/2 inch iron rod found at the west corner of said called 4.88 acre tract, bears South 50°16'00" West, 211.35 feet;

THENCE North 50°16'00" East, with the southeast line of said called 0.99 acre tract, at 98.72 feet, passing a 5/8 inch iron rod found at the southeast corner of said called 0.99 acre tract and the southwest corner of a called 2.00 acre tract, as described in Volume 15, Page 117, O.P.R.W.C.T., and continuing with the southeast line of said called 2.00 acre tract, a total distance of 203.07 feet, to a 5/8 inch iron rod with blue cap inscribed "TABLEROCK SURVEY, LLC" set at the west corner of a called 2.887 acre tract, as described in Document Number 2022-83970, O.P.R.W.C.T., same being the north corner of the herein described tract, from which a 1/2 inch iron rod with cap stamped "TPS" found, bears South 03°11'50" East, 1.47 feet, and also from which a 5/8 inch iron rod found at the east corner of said called 2.00 acre tract, bears North 50°16'00" East, 114.05 feet;

THENCE South 28°34'36" East, 644.39 feet, with the southwest line of said called 2.887 acre tract, to a 1/2 inch iron rod (Controlling Monument) found in the northwest line of a called 5.773 acre tract, as described in Volume 1345, Page 811, O.P.R.W.C.T., same being the south corner of said called 2.887 acre tract, and the east corner of the herein described tract;

THENCE South 57°38'31" West, with the northwest line of said called 5.773 acre tract, at 79.42 feet, passing a 5/8 inch iron rod found at the west corner of said called 5.773 acre tract and the north corner of a second called 5.773 acre tract, as described in Document Number 2021-74612, O.P.R.W.C.T., continuing with the northwest line of said second called 5.773 acre tract, for a total distance of 199.48 feet, to a 5/8 inch iron rod found at the east corner of said called 4.88 acre tract, same being the south corner of the herein described tract;

THENCE North 28°35'38" West, 618.25 feet, with the northeast line of said called 4.88 acre tract, to the **POINT OF BEGINNING** and containing 2.886 acres of land (125,722 square feet).

NOTES

- 1) Refer to the attached plat prepared in conjunction with and considered an integral part of this description.
- 2) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.



06/21/2023

Phil Hammons
Registered Professional Land Surveyor
State of Texas License No. 5840

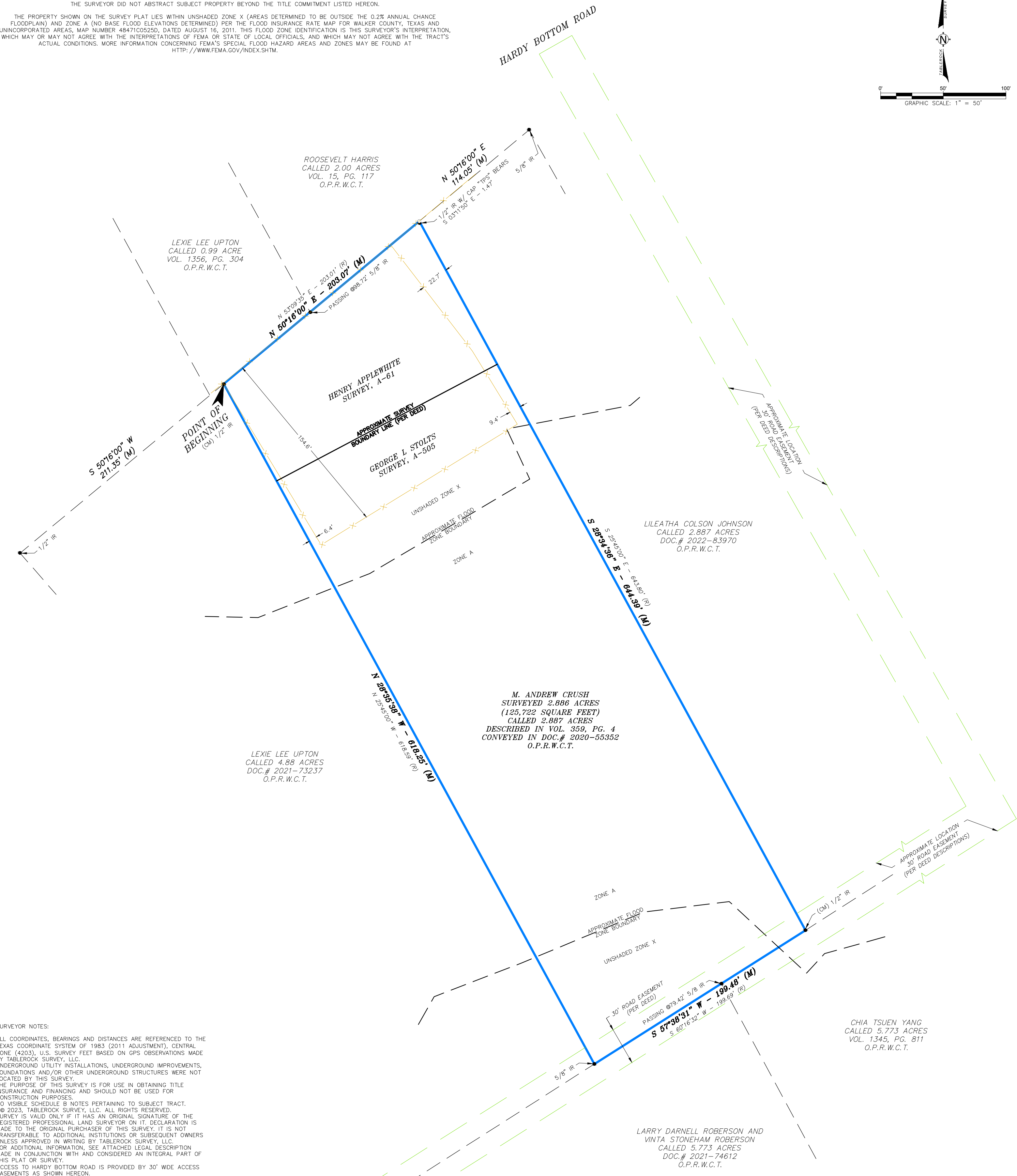
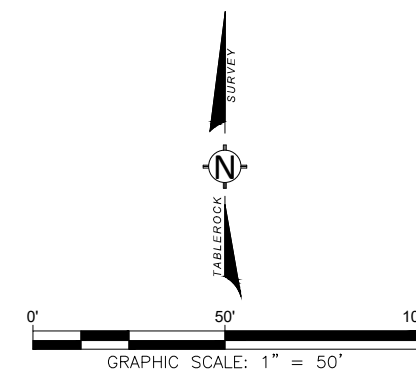
Date

Tablerock Survey, LLC
2204 Timberloch Place, Suite 180
The Woodlands, TX 77380
Phone: 832-415-3869
TBPELS Firm No. 10194261

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: MAY 21, 2023; G.F. NO. 230008376; ISSUED: MAY 26, 2023.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) PER THE FLOOD INSURANCE RATE MAP FOR WALKER COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 48471C0525D, DATED AUGUST 16, 2011. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).



- SURVEYOR NOTES:**
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 - THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 - NO VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT.
 - © 2023, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
 - SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.
 - FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OR SURVEY.
 - ACCESS TO HARDY BOTTOM ROAD IS PROVIDED BY 30' WIDE ACCESS EASEMENTS AS SHOWN HEREON.

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BEING A SURVEYED 2.886 ACRE TRACT (125,722 SQUARE FEET) SITUATED IN THE HENRY APPLEWHITE SURVEY, ABSTRACT NUMBER 61, AND THE GEORGE L. STOLTS SURVEY, ABSTRACT NUMBER 505, WALKER COUNTY, TEXAS AND BEING THAT SAME CALLED 2.887 ACRE TRACT, AS DESCRIBED IN VOLUME 359, PAGE 4, AND CONVEYED IN DOCUMENT NUMBER 202055352, OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.



TITLE SURVEY OF:
TBD HARDY BOTTOM ROAD, HUNTSVILLE, TX 77340
WALKER COUNTY, TEXAS

SURVEYOR'S CERTIFICATE
I, PHIL HAMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 06/19/2023, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.



PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840
DATE SIGNED: 6/21/2023

TABLEROCK
2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

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|------|------------|------|-----|
| DATE | 06/20/2023 | CHK | RWT |
| DRWN | PMP | APPR | PH |

LEGEND

| | |
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| FOUND AS DESCRIBED | ● |
| IRON ROD | IR |
| RECORD CALLS | (R) |
| FIELD MEASURED | (M) |
| CONTROLLING MONUMENT | (CM) |
| OFFICIAL PUBLIC RECORDS WALKER COUNTY, TEXAS | O.P.R.W.C.T. |
| DOCUMENT | DOC. |
| PAGE | PG. |
| VOLUME | VOL. |
| BARBED OR HOG WIRE FENCE | ✕ |