

H.E. McADAMS & SON SURVEYING

Registered Professional Land Surveyors
P.O. Box 5047, Huntsville, Texas 77342-5047

THE STATE OF TEXAS §

COUNTY OF WALKER §

I, Harold E. McAdams, Registered Professional Land Surveyor No. 2005, do hereby state that the following field notes represent a survey made on the ground of the following described tract or parcel of land located in Walker County, Texas. Bearings, distances and areas herein are Grid NAD 83 (1993), Texas Central Zone as determined by G.P.S. observations. Distances herein may be converted to "Geodetic Horizontal" (surface) by dividing by a combined scale factor of 0.99988.

Being 0.67 acre of land, situated in the W.A. COOK LEAGUE, Abstract No. 12, Walker County, Texas, and being all of a called 0.67 acre tract conveyed to Beth Woods Gallagher in the Last Will and Testament of Larry James Gallagher dated May 8, 2014 and recorded in Volume 1249, page 163, Official Public Records of Walker County, Texas, said 0.67 acre being more definitely described as follows:

BEGINNING at the north corner of said Gallagher 0.67 acre and the west corner of a called 0.68 acre tract described in a Deed from Richard Bill Gregory to Tina S. Knickerbocker dated June 10, 2005 recorded in Volume 695, page 287, Official Public Records in the southeast right-of-way line of a graded rock and chipped asphalt surface road called "Sutterfield Lane", found a 5/8" iron rod for corner;

THENCE S 74°41'30"E, with the common boundary of said Gallagher and Knickerbocker tracts, a distance of 255.60 feet to their common corner in the northwest line of a called 4.77 acre tract described in a Deed from Curtis Joe Scains to Shiloh Bottom, LLC dated December 30, 2014 and recorded in Volume 1153, page 81, Official Public Records, found a 1" galvanized iron pipe 4 foot out for corner;

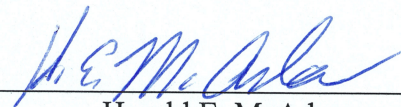
THENCE S 32°21'26"W, with the southeast line of said Gallagher 0.67 acre and the northwest line of said Shiloh Bottom 4.77 acre tract, a distance of 126.50 feet to the south corner of said 0.67 acre and the east corner of a called 0.65 acre tract described in a Deed from Jerry Lynn Woods to Beth Woods Gallagher dated April 7, 1985 and recorded in Volume 443, page 597, Deed Records of Walker County, found a 3/4" thin walled iron pipe for corner;

THENCE N 71°49'52"W, with the southwest line of said Gallagher 0.67 acre and the northeast line of said Gallagher 0.65 acre tract, a distance of 246.94 feet to their common corner in the southeast right-of-way line of said Sutterfield Lane, set a 5/8" iron rod with plastic cap for corner on the east side of an electrical pole;

THENCE N 29°49'36"E, with the northwest line of said Gallagher 0.67 acre tract and the southeast right-of-way line of Sutterfield Lane, a distance of 112.20 feet to the **POINT OF BEGINNING**.

Surveyed in April, 2014.

Signed



Harold E. McAdams

Reg. Prof. Land Surveyor No. 2005

April 4, 2018



NOTES:

1. Bearings, distances and areas shown hereon are Grid NAD 83 (1993), Texas Central Zone as determined by G.P.S. Observations. Distances hereon may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
2. This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 481042 0225D and Map No. 48471C0225D dated August 16, 2011.
3. This property is subject to a 20 Ft. wide water line Easement (blanket type) in Favor of Walker County Special Utility District recorded in Volume 573, page 539, Official Public Records of Walker County, Texas.
4. This survey was completed without an Abstract of Title. There may be easements and other matters not shown.



PLAT OF SURVEY OF

**BETH WOOD GALLAGER
0.67 ACRE TRACT**

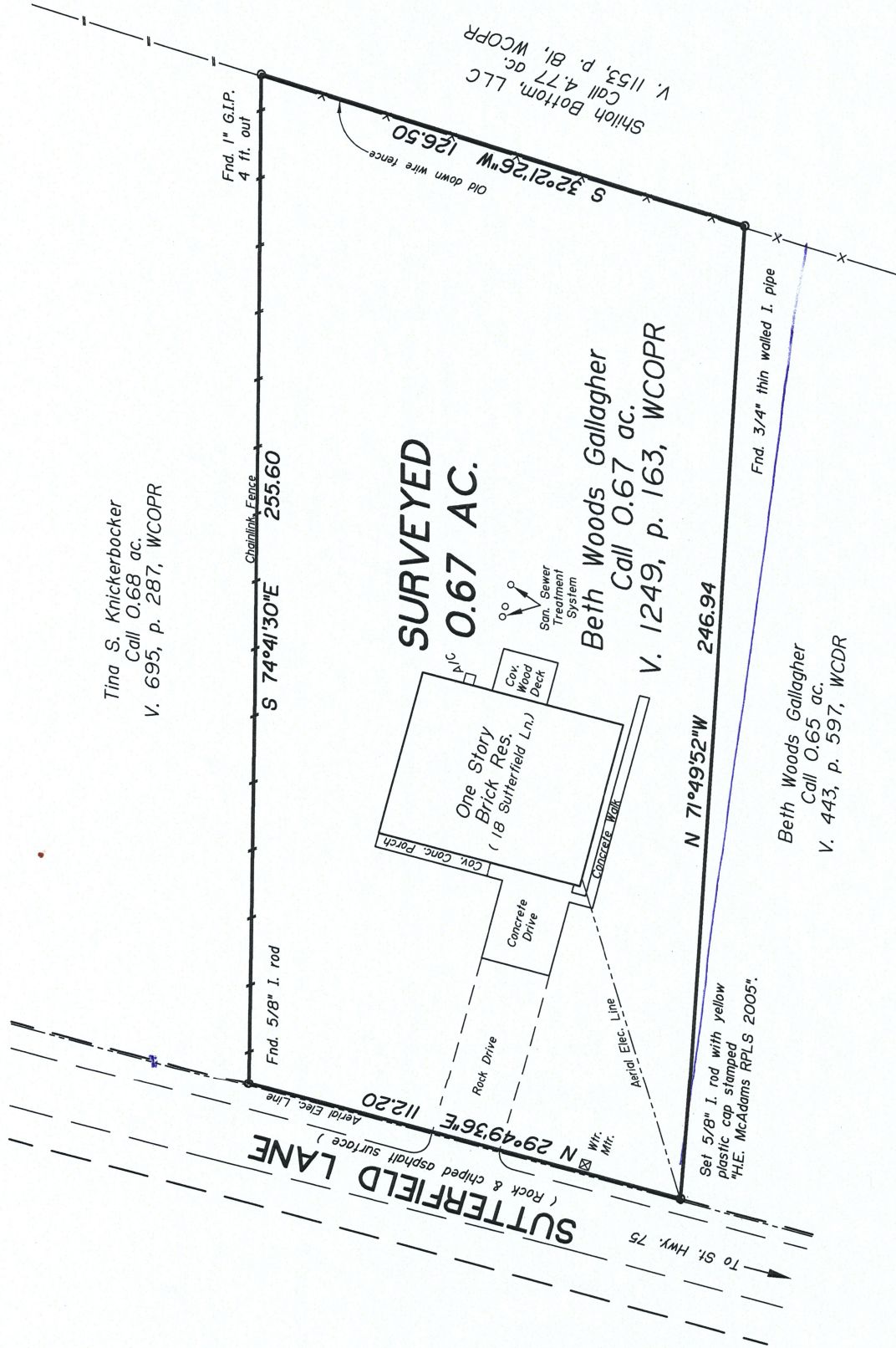
**W.A. COOK LEAGUE, A-12
WALKER COUNTY, TEXAS**

APRIL 2018

SCALE 1" = 40 FEET

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18028



Tina S. Knickerbocker
Call 0.68 ac.
V. 695, p. 287, WCOPR

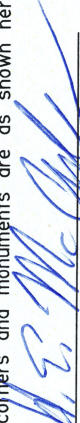
**SURVEYED
0.67 AC.**

**Beth Woods Gallagher
Call 0.67 ac.
V. 1249, p. 163, WCOPR**

**Beth Woods Gallagher
Call 0.65 ac.
V. 443, p. 597, WCDR**

I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.



Signed 
Harold E. McAdams
Registered Professional
Land Surveyor No. 2005
April 4, 2018