

6.536 ACRES
part of
Called 306.5 Acres
Vol. 147, Pg. 441 W.C.D.R.

part of
Called 306.5 Acres
Vol. 147, Pg. 441 W.C.D.R.

set 1/2" iron rod w/cap "Maddux 4513" (for reference)

set 1/2" iron rod w/cap "Maddux 4513" (for reference)

Called 23.71 Acres
Vol. 704, Pg. 859 O.P.R.W.C.T.

**JOSEPH ROUTH SURVEY
ABSTRACT NO. 482
WALKER COUNTY, TEXAS**

18.154 ACRES
Called 18.15 Acres
Vol. 521, Pg. 807 O.P.R.W.C.T.

**R. KEEN SURVEY
ABSTRACT NO. 307
WALKER COUNTY, TEXAS**

**G. BERNARD 1/4 LEAGUE
ABSTRACT NO. 5
WALKER COUNTY, TEXAS**

**BOUNDARY SURVEY
FOR: PINEHURST PROJECTS, LLC EXCLUSIVELY
HILL TOP ROAD AND LAKELAND ROAD
HUNTSVILLE, TX 77320**

Being two tracts situated in the Joseph Routh Survey, Abstract No. 482, Walker County, Texas, a 18.154 acre tract, Called 18.15 Acres as recorded in Volume 521 Page 807 of the Official Public Records Walker County, Texas and a 6.536 acre tract being out of and a part of a called 306.5 acre tract, Called Second Tract, as recorded in Volume 147, Page 441 of the Deed Records of Walker County, Texas and being further described in the attached metes and bounds.

- General Notes:
- 1) Surveyor has not abstracted subject property.
 - 2) Basis for bearings are based on recorded deed of a called 18.15 acre tract as recorded in Volume 521, Page 807 of the Walker County Deed Records.
 - 3) Controlling Monuments for this survey are a 5/8" iron rod found on the high bank of branch on the west line of said 18.15 acre tract, through a 5/8" iron rod found on the high bank of branch on the west line of said 18.15 acre tract.

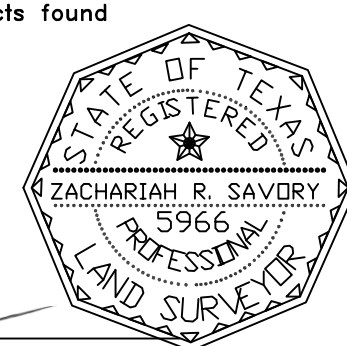
-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

Subject property shown hereon is located in Zone X and Zone A a portion of the property does appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0275 D, effective 08/16/11. Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: April 29, 2015

Zachariah R. Savory
Registered Professional Land Surveyor No. 5966



LEGEND

- wm = water meter
- lp = light pole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ooo = edge of asphalt

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

PROJECT NO. P153-01
DRAWING DATE: 05/04/15
REVISED:
DRAWN BY: MJW

6.536 Acres Line Table

LINE BEARING	DISTANCE
L14 S 21°16'40" W	28.42
L15 N 70°37'15" W	50.02
L16 N 19°03'39" E	28.90
L17 N 19°53'49" E	373.31
L18 N 40°31'49" E	25.17
L19 N 43°21'02" E	15.56
L20 N 56°41'06" E	19.86
L21 S 88°27'28" E	7.06
L22 S 31°03'13" E	21.60
L23 S 53°44'37" E	27.69
L24 S 30°33'59" E	30.08
L25 S 16°39'07" W	10.83
L26 S 28°42'23" E	35.54
L27 S 35°56'57" E	28.13
L28 S 37°15'13" E	19.79
L29 S 20°51'28" E	19.20
L30 S 06°20'24" W	153.60
L31 S 19°52'57" W	32.91
L32 S 01°02'18" W	143.76

18.154 Acres Line Table

LINE BEARING	DISTANCE	RECORD BEARING AND DISTANCE
L1 N 54°33'27" E	207.45	N 54°32'55" E - 207.45'
L2 S 58°14'22" E	112.73	S 58°16'58" E - 112.63'
L3 N 70°31'50" E	332.91	
L4 N 76°30'24" W	172.12	N 76°30'56" W - 172.12'
L5 S 58°57'44" W	155.98	S 58°57'12" W - 155.98'
L6 N 29°08'40" W	131.00	N 29°09'12" W - 131.00'
L7 N 42°05'15" W	275.42	N 42°02'38" W - 275.28'
L8 N 35°57'52" W	129.09	N 36°00'17" W - 129.18'
L9 N 57°02'22" W	112.67	N 57°06'01" W - 112.70'
L10 N 48°21'15" W	301.75	N 48°22'41" W - 301.80'
L11 S 19°03'39" W	29.60	S 19°17'58" W - 29.83'
L12 S 70°37'15" E	50.02	S 70°20'44" E - 50.74'
L13 N 21°16'40" E	28.42	N 19°57'37" E - 28.61'

LINE BEARING	DISTANCE
L33 S 69°53'21" E	84.00
L34 S 70°06'11" E	29.93
L35 S 69°57'26" E	157.91

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	432.32	876.10	733.70	S 59°05'39" W	116°06'42"
C2	15.00	24.99	22.20	N 22°54'59" W	195°26'15"

**B. ORSETT LEAGUE
ABSTRACT NO. 33
WALKER COUNTY, TEXAS**

FIELD NOTE DESCRIPTION
18.154 ACRES OF LAND
SITUATED IN THE JOSEPH ROUTCH SURVEY, ABSTRACT NO. 482
WALKER COUNTY, TEXAS

Being 18.154 acres, situated in the Joseph Routh Survey, Abstract No. 482, Walker County, Texas, and being out of a called 306.5 acre tract as described in deed recorded in Volume 147, Page 441 of the Walker County Deed Records, and being the same called 18.15 acre tract as described in deed recorded in Volume 521, Page 807 of the Official Public Records of Walker County Texas and being further described by metes and bounds as follows;

BEGINNING at a 1/2" Iron Rod set with cap stamped "Maddux 4513" in the intersection of the west right-of-way of Lakeland Road and a point which is 16 feet southwest of the southwest margin of that certain 55 foot wide Gulf States Utilities Company Easement as recorded in Volume 204, Page 645 of the Deed Records of Walker County, Texas for the northeast corner of said 18.15 acre tract, and the northeast corner of this herein described 18.154 acre tract, from which a Concrete Monument found in the northeast margin of said 55 foot wide easement, also being the southwest margin of that certain 100 foot wide Gulf States Utilities Company Easement as recorded in Volume 146, Page 176, of the Deed Records of Walker County, Texas bears: North 69°13'57" East, a distance of 99.41 feet and a 1/2" Iron Rod found in the northeast margin of said 100 foot wide easement also being a corner of Lot 1, Block 1 of Riverside Lakeland Subdivision, Section 5 as recorded in Volume 1, Page 24 of the Plat Records of Walker County, Texas bears: North 00°44'39' West, a distance of 182.30 feet;

THENCE with the west right-of-way of said Lakeland Road, South 01°02'18" West a distance of 379.83 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for a point of curvature of this herein described 18.154 acre tract;

THENCE with the northwesterly right -of-way of said Lakeland Road around a curve to the right with a central angle of 116°06'42", a radius of 432.32 feet and a chord which bears South 59°05'39" West – 733.70 feet, and an arc length of 876.10 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for the southwest corner of this herein described 18.154 acre tract;

THENCE with the approximate high bank of a branch, North 22°25'06" West, a distance of 300.66 feet to a 5/8" Iron Rod found for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 59°30'42" West, a distance of 341.19 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 54°33'27" East, a distance of 207.45 feet to a 5/8" Iron Rod found for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, South 58°14'22" East, a distance of 112.73 feet to a 5/8" Iron Rod found for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 70°31'50" East, a distance of 332.97 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 76°30'24" West, a distance of 172.12 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, South 58°57'44" West, a distance of 155.98 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 29°08'40" West, a distance of 131.00 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 42°05'15" West, a distance of 275.42 feet to a 5/8" Iron Rod found for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 35°57'52" West, a distance of 129.09 feet to a 5/8" Iron Rod found for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 57°02'22" West, a distance of 112.67 feet to a 5/8" Iron Rod found for an angle point of this herein described 18.154 acre tract;

THENCE continuing with the approximate high bank of a branch, North 48°21'15" West, a distance of 301.75 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" being 16 feet southwest of the southwest margin of said 55 foot wide easement for the northwest corner of this herein described 18.154 acre tract from which a Concrete Monument found (Disturbed) in the southwest margin of said 55 foot wide easement bears: South 71°53'57" East, a distance of 501.09 feet, and a 5/8" Iron Rod found bears: North 50°56' West, a distance of 5.3 feet;

THENCE parallel and 16 feet southwest of the southwest margin of said 55 foot wide easement, South 70°05'32" East, a distance of 759.20 feet to a 5/8" Iron Rod found for the northwest corner of a Water Well Site as described in Volume 521, Page 807 of the Official Public Records of Walker County Texas same being a corner of this herein described 18.154 acre tract;

THENCE with the west line of said Water Well Site, South 19°03'39" West, a distance of 28.90 feet to a 5/8" Iron Rod found for the southwest corner of said Water Well Site same being an interior corner of this herein described 18.154 acre tract;

THENCE with the south line of said Water Well Site South 70°37'15" East, a distance of 50.02 feet to a 5/8" Iron Rod found for the southeast corner of said Water Well Site same being an interior corner of this herein described 18.154 acre tract;

THENCE with the east line of said Water Well Site, North 21°16'40" East, a distance of 28.42 feet to a 1/2" Iron Rod set with cap stamped "Maddux 4513" being 16 feet southwest of the southwest margin of said 55 foot wide easement for the northwest corner of said Water Well Site same being a corner of this herein described 18.154 acre tract;

THENCE parallel and 16 feet southwest of the southwest margin of said 55 foot wide easement, South 70°05'28" East a distance of 690.95 feet to the **POINT OF BEGINNING**;

CONTAINING a computed area of 18.154 acres of land within this Field Note Description.

Basis for bearings are based on recorded deed of a called 18.15 acre tract as recorded in Volume 521, Page 807, of the Walker County Deed Records.

This Field Note Description was prepared from a survey performed on the ground on April 29, 2015 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. P153-01_18.154Ac.

05/05/15
Date



Zachariah R. Savory
Zachariah R. Savory
R.P.L.S. No. 5966

FIELD NOTE DESCRIPTION
6.536 ACRES OF LAND
SITUATED IN THE JOSEPH ROUTCH SURVEY, ABSTRACT NO. 482
WALKER COUNTY, TEXAS

Being 6.536 acres, situated in the Joseph Rutch Survey, Abstract No. 482, Walker County, Texas, and being out of a called 306.5 acre tract as described in deed recorded in Volume 147, Page 441 of the Walker County Deed Records, and being further described by metes and bounds as follows;

BEGINNING at a 1/2" Iron Rod set with cap stamped "Maddux 4513" in the intersection of the west right-of-way of Lakeland Road and a point which is 16 feet southwest of the southwest margin of that certain 55 foot wide Gulf States Utilities Company Easement as recorded in Volume 204, Page 645 of the Deed Records of Walker County, Texas said point being the northeast corner of that certain 18.15 acre tract described in deed recorded in Volume 521, Page 807, of the Official Public Records of Walker County Texas, and being the southeast corner of this herein described 6.536 acre tract, from which a Concrete Monument found in the northeast margin of said 55 foot wide easement, also being the southwest margin of that certain 100 foot wide Gulf States Utilities Company Easement as recorded in Volume 146, Page 176, of the Deed Records of Walker County, Texas bears: North 69°13'57" East, a distance of 99.41 feet and a 1/2" Iron Rod found in the northeast margin of said 100 foot wide easement also being a corner of Lot 1, Block 1 of Riverside Lakeland Subdivision, Section 5 as recorded in Volume 1, Page 24 of the Plat Records of Walker County, Texas bears: North 00°44'39" West, a distance of 182.30 feet;

THENCE with the northeasterly line of said 18.15 acre tract, and with a line being 16 feet southwest of and parallel to the southwest margin of said 55 foot wide easement, North 70°05'28" West, a distance of 690.95 feet, to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for a corner of said 18.15 acre tract, said point being the northeast corner of a Water Well Site as described in Volume 521, Page 807 of the Official Public Records of Walker County Texas, same being an interior corner of this herein described tract;

THENCE with the east line of said Water Well Site, South 21°16'40" West, a distance of 28.42 feet to a 5/8" Iron Rod found for the southeast corner of said Water Well Site same being a corner of this herein described 6.536 acre tract;

THENCE with the south line of said Water Well Site North 70°37'15" West, a distance of 50.02 feet to a 5/8" Iron Rod found for the southwest corner of said Water Well Site same being a corner of this herein described 6.536 acre tract;

THENCE with the west line of said Water Well Site, North 19°03'39" East, a distance of 28.90 feet to a 5/8" Iron Rod found being 16 feet southwest of the southwest margin of said 55 foot wide easement and being the northwest corner of said Water Well Site, same being an interior corner of this herein described 6.536 acre tract;

THENCE with the northeasterly line of said 18.15 acre tract, and with a line being 16 feet southwest of and parallel to the southwest margin of said 55 foot wide easement, North $70^{\circ}05'32''$ West, 1003.14 feet, to a point for corner, being the southwesterly corner of this herein described 6.536 acre tract;

THENCE across a portion of said 300 acre tract, North $19^{\circ}53'49''$ East, at a distance of 136.00 feet pass a 1/2" Iron Rod set with cap stamped "Maddux 4513" (for reference), at a distance of 343.31 feet pass a 1/2" Iron Rod set with cap stamped "Maddux 4513" (for reference), and continuing a total distance of 373.31 feet to a point at the edge of water of the Lake Livingston Reservoir for the northwest corner of this herein described 6.536 acre tract;

THENCE with said edge of water, North $40^{\circ}31'49''$ East, a distance of 29.17 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, North $43^{\circ}21'02''$ East, a distance of 15.56 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, North $56^{\circ}41'06''$ East, a distance of 19.86 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $88^{\circ}27'28''$ East, a distance of 7.06 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $31^{\circ}03'13''$ East, a distance of 21.60 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $53^{\circ}44'37''$ East, a distance of 27.69 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $30^{\circ}33'59''$ East, a distance of 30.08 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $16^{\circ}39'07''$ West, a distance of 10.83 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $29^{\circ}42'23''$ East, a distance of 34.54 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $35^{\circ}56'57''$ East, a distance of 28.13 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $37^{\circ}15'13''$ East, a distance of 19.78 feet to a point for corner of this herein described 6.536 acre tract;

THENCE with said edge of water, South $20^{\circ}51'28''$ East, a distance of 19.20 feet to a point for the most westerly northeast corner of this herein described 6.536 acre tract;

THENCE with the west line of Lots 28 and 29, Block 2 of Riverside Lakeland Subdivision, Section 5 as recorded in Volume 1, Page 24 of the Plat Records of Walker County, Texas, South 06°20'24" West, a distance of 30.00 feet pass a 1/2" Iron Rod set with cap stamped "Maddux 4513" (for reference) and continuing a total distance of 153.60 feet, to a 1/2" Iron Rod set with cap stamped "Maddux 4513" for the southwest corner of said Lot 28, Block 2, said point being in the northerly margin of said 100 foot wide easement, being in the northerly right-of-way of Hill Top Road, and being a corner of this herein described 6.536 acre tract;

THENCE crossing said Hill Top Road, South 19°52'57" West, a distance of 32.91 feet, to a 1/2" Iron Rod set with cap stamped "Maddux 4513" being in the southerly right-of-way of said Hill Top Road, and being an interior corner of this herein described 6.536 acre tract;

THENCE with the southerly right-of-way of said Hill Top Road, South 70°05'32" East, a distance of 1481.77 feet, to a point in the intersection of the west right-of-way of said Lakeland Road, with the southerly right-of-way of said Hill Top Road, said point being the most easterly northeast corner of this herein described 6.536 acre tract;

THENCE with the westerly right-of-way of said Lakeland Road, South 01°02'18" West, a distance of 143.76 feet, to the **POINT OF BEGINNING**;

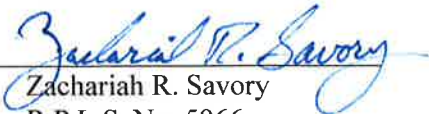
CONTAINING a computed area of 6.536 acres of land within this Field Note Description.

Basis for bearings are based on recorded deed of a called 18.15 acre tract as recorded in Volume 521, Page 807, of the Walker County Deed Records.

This Field Note Description was prepared from a survey performed on the ground on April 29, 2015 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. P153-01_6.536Ac.

05/05/15
Date




Zachariah R. Savory
R.P.L.S. No. 5966