

HARDIN COUNTY, KOUNTZE, TX
GLENDA ALSTON, COUNTY CLERK

03/23/2005 #2005-2424
04:19:05PM B-1491 P-52

HARDIN COUNTY, KOUNTZE, TX
GLENDA ALSTON, COUNTY CLERK

4 of 5

Being 5.0 acres of land, more or less, described in that certain Correction Deed from Jesse D. Walton et ux to Emery Best, dated February 18, 1952 and recorded in Volume 287, Page 432 of the deed records of Hardin County, Texas and being out of the Jesse D. Walton 29.96 acre tract of land as described in volume 101, page 636 of the deed records of Hardin County, Texas

And being the same 5.0 acres of land, more or less, described in that certain Warranty Deed from The Neches Company, a Texas Corporation, which was dissolved by operation of law, March 22, 1966 to A.M. Phelan, Jr., dated December 18 1984 and recorded in volume 805, page 20 of the Deed Records of Hardin County, Texas;

And being the same 5.0 acres of land, more or less, described in that certain Affidavit from A.M. Phelan Jr. to the public, dated December 18, 1984 and recorded in volume 805, page 19 of the Deed Records of Hardin County, Texas

And being the same 5.0 acres of land, more or less, described in that certain Special Warranty Deed from Earl L. Walton and wife, Genevieve Louise Bernard Walton, dated February 10, 2000 and recorded in volume 1216, page 846 of the Deed Records of Hardin County, Texas

This conveyance is made subject to all easements, restrictions, covenants, and conditions of record and to any and all grants and/or reservations of oil, gas and other minerals in, on, under and that may be produced in said lands.

TO HAVE AND TO HOLD, the above described property, together with all singular the rights and appurtenances thereto in anywise belonging unto the said Grantee herein, and to Grantee's successors, heirs, administrators, executors and assigns forever; and Grantor does hereby bind himself, his successors, heirs, executors, administrators and assigns, will warrant and defend all and singular, the same against the lawful claims and demands of all persons whomsoever claiming or to claim the same or any part thereof, BY, THROUGH AND UNDER ONLY, by Grantor, but not otherwise.

EXECUTED this 11 day of March, 2005

GRANTOR'S Earl L. Walton Genevieve Louise Bernard Walton
Earl L. Walton Genevieve Louise Bernard Walton

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARDIN

This instrument was acknowledged before me on the 11 day of March, 2005, by Earl L. Walton and wife, Genevieve Louise Bernard Walton.

[Handwritten signature]

TRANSFERS TO GLENDA ALSTON

MILLER

Lutrick

BEING a parcel of land out of the Jesse D. Walton 29.96 acre tract of land in the A.D.Lancaster Survey, Abst. 36, Hardin County, Texas as recorded in Ccl. 101, Page 636 of the Deed Records of Hardin County, Texas, and being more particularly described as follows:

BEGINNING, at the Southeast corner of the Jesse D. Walton 27.96 acre tract a $\frac{1}{2}$ " galv. pipe for corner;

THENCE, N. $89^{\circ} 52'$ W. with Jesse D. Walton's South boundary line, a distance of 320.0 feet to a $\frac{1}{2}$ " galv pipe for corner in East bank of a branch;

THENCE, following the meanders of said branch, N. $17^{\circ} 08'$ E. 30.30'; S. $89^{\circ} 18'$ W. 93.96'; N. $10^{\circ} 22'$ E. 165.0'; S. $88^{\circ} 23'$ W. 104.60'; N. $06^{\circ} 01'$ E. 65.90'; N. $19^{\circ} 42'$ W. 85.50'; and N. $81^{\circ} 13'$ W. 35.25', a $\frac{1}{2}$ " galv. pipe for corner in Jesse D. Walton's W. boundary line;

THENCE, N. 165.95' to a $\frac{1}{2}$ " galv. pipe for corner; said corner being in a GULF STATES UTILITIES COMPANY POWERLINE EASEMENT;

THENCE, S. $84^{\circ} 03'$ E. along said powerline easement, a distance of 540.95' to a $\frac{1}{2}$ " galv. pipe for corner in Jesse D. Walton's E. boundary line;

THENCE, S. $0^{\circ} 08'$ W. with Jesse D. Walton's E. boundary line, a distance of 447.23' to the place of beginning, containing 5.00 acres of land, more or less;

And being the same land described in that Correction Deed from Jesse D. Walton, et ux to Emery Best, dated the 18th day of February, 1952, recorded in Vol. 287, Page 432 of the Deed Records of Hardin County, Texas.

EXHIBIT "A"

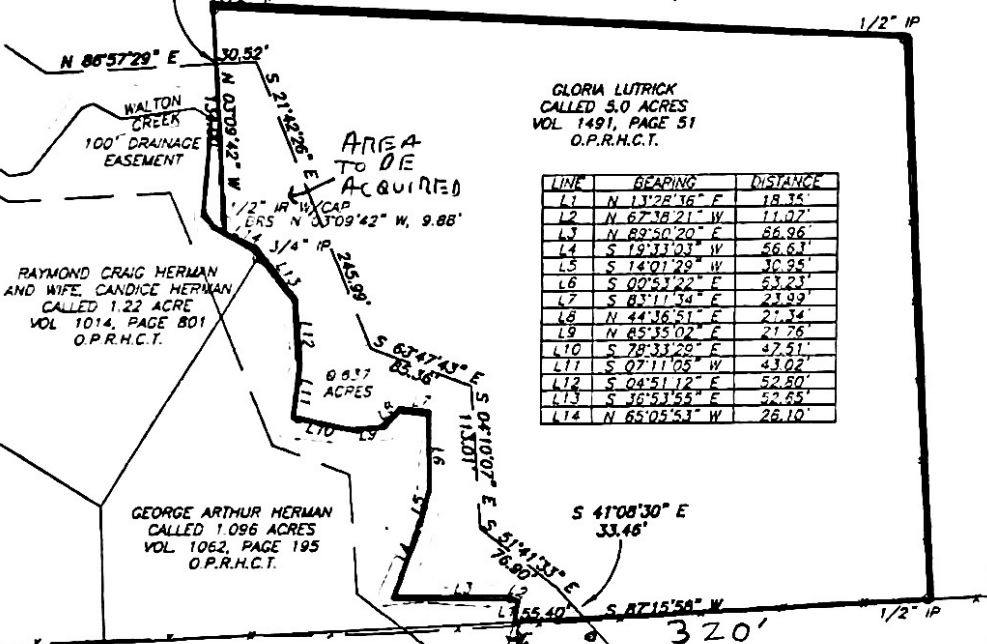
JEFF KNIGHT
AND WIFE, BONNIE KNIGHT
CALLED 24.061 ACRES
VOL 1328, PAGE 794
O.P.R.H.C.T.

P.O.B.
1/2" IP NMC SAC
N 03°09'42" W, 43.57'

A. D. LANCASTER
SURVEY A-96

Additional
2.241 ACRES
Owned By Mr. LUTRICK

Scale 1" = 100'



GLORIA LUTRICK
CALLED 5.0 ACRES
VOL 1491, PAGE 51
O.P.R.H.C.T.

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N 13°28'36\" | 18.35' |
| L2 | N 62°34'21\" | 11.02' |
| L3 | N 82°50'20\" | 56.96' |
| L4 | S 19°13'03\" | 56.63' |
| L5 | S 14°01'29\" | 30.95' |
| L6 | S 02°51'22\" | 53.23' |
| L7 | S 83°11'34\" | 23.92' |
| L8 | N 44°36'51\" | 21.34' |
| L9 | N 85°35'02\" | 21.76' |
| L10 | S 78°33'29\" | 47.51' |
| L11 | S 07°11'05\" | 43.02' |
| L12 | S 04°51'12\" | 52.50' |
| L13 | S 36°53'55\" | 52.55' |
| L14 | N 65°05'53\" | 26.10' |

RAYMOND CRAIG HERMAN
AND WIFE, CANDICE HERMAN
CALLED 1.22 ACRE
VOL 1014, PAGE 801
O.P.R.H.C.T.

GEORGE ARTHUR HERMAN
CALLED 1.096 ACRES
VOL 1062, PAGE 195
O.P.R.H.C.T.

THE NATURE CONSERVANCY
OF TEXAS, INC.
CALLED 81.110 ACRES
VOL 827, PAGE 621
O.P.R.H.C.T.

AMOS THOMAS
SURVEY A-468

I, JOE VANSHOUBROUEK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5925 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY PERFORMED IN OCTOBER 2008 (ORIGINALS SIGNED IN BLUE INK. ALL OTHERS ARE COPIES)

Joe VanShoubrouek
JOE VANSHOUBROUEK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5925 MARCH 19, 2008



Notes
1. Bearing orientation based on control given by Skinner Engineering Services Company, Silsbee, Texas.

2. Ownership information obtained from the records of the Hardin Central Appraisal District and compiled by BarWin Consultants.

Limits of Proposed Drainage Easement

3. A Field Note Description of even date accompanies this map.

Exhibit Map of 0.637 of an Acre Drainage Easement Situated in a called 5 acre tract A. D. Lancaster Survey City of Lumberton, Hardin County, Texas.

BarWin
CONSULTANTS
ENGINEERS SURVEYORS

412 NORTH STREET
MACOGDOCHES, TEXAS 75961
(936) 569-0886 FAX (936) 568-9465

| |
|------------------|
| SCALE: 1" = 100' |
| DATE: 2/13/2009 |
| DRAWN: J.V. |
| CHECKED BY: R.F. |
| DWG: G. LUTRICK |
| FILE: CHANNEL C |