

September 20, 2022
FIELD NOTE DESCRIPTION
PROPOSED 30-FOOT-WIDE ACCESS EASEMENT
(0.46 Acres)
out of the A. Lancaster Survey,
Abstract Number 36
Hardin County, Texas

BEING a 30 foot wide (0.46 acre) Access Easement lying in the A. Lancaster Survey, Abstract No. 36, in Hardin County, Texas, and being out of a called 6.425 acre tract owned by the heirs of Francis Walton, described in Vol. 1110, Pg. 239, Deed Records of Hardin County, Texas (DRHCT), said access easement being more particularly described as follows:

Note: All bearings are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

BEGINNING at a point in the East line of a called 2.241 acre tract recorded in Vol. 928, Pg. 270, (DRHCT), for the Northwest corner of a called 8.74 acre tract recorded in Vol. 1400, Pg. 503, (DRHCT), the Southwest corner of said 6.425 acre tract, and the Southwest corner of the herein described easement, from which a 1" pipe was found for the southeast corner of said 2.241 acre tract at South 03°06'58" East, 105.26 feet;

THENCE North 03°06'58" West, along the East line of said 2.241 acre tract, the West line of said 6.425 acre tract, and the West line of the herein described easement for a distance of 187.76 feet to a 1/2 inch iron found for the Northeast corner of said 2.241 acre tract, the Southeast corner of a 0.74 acre tract recorded in Clerk's File No. 2016-70661, Official Public Records of Hardin County, Texas, (OPRHCT), in the West line of the herein described easement;

THENCE North 03°06'44" West, along the East line of said 0.74 acre tract, the East line of the remainder of a tract conveyed to Donna Walton, recorded in Vol. 928, Pg. 273, (DRHCT), the West line of said 6.425 acre tract, and the West line of the herein described easement for a distance of 208.75 feet to a 1/2 inch iron rod for the Northeast corner of said Donna Walton Tract, the Southeast corner of a 0.512 acre tract owned by Donna Walton, in the West line of said 6.425 acre tract and the West line of the herein described easement;

THENCE North 03°05'37" West, along the East line of said 0.512 acre tract, the West line of said 6.425 acre tract, and along the West line of the herein described easement for a distance of 133.97 feet to a 1/2 inch iron rod found in the West line of said 6.425 acre tract for the Northeast corner of said 0.512 acre tract, most easterly Southeast corner of Lot 2 of Walton Estate, recorded in Vol. 4, Pg. 228, Plat Records of Hardin County, Texas, (PRHCT), and the beginning of a curve to the right;

THENCE with said curve, across said 6.425 acre tract, and along the Northwest line of the herein described easement, having a radius of 100.00 feet and a chord of North 37°04'12" East, 134.57 feet, along the arc a distance of 147.61 feet, to a point in the Southwest Right-of-Way line of Walton Road (a public roadway) for the Northwest corner of the herein described easement;

THENCE South 60°12'31" East, along the Southwest Right-of-Way line of said Walton Road, across said 6.425 acre tract for a distance of 29.00 feet to a point in said Southwest Right-of-Way line;

THENCE South $65^{\circ}26'26''$ East, along the Southwest Right-of-Way line of said Walton Road, across said 6.425 acre tract for a distance of 17.88 feet to a point in said Southwest Right-of-Way line for the Northeast corner of the herein described easement;

THENCE South $77^{\circ}55'02''$ West, along the East line of the herein described easement, for a distance of 35.59 feet to a point for the beginning of a curve to the left;

THENCE with said curve, across said 6.425 acre tract, and along the Southeast line of the herein described easement, having a radius of 70.00 feet and a chord of North $37^{\circ}18'51''$ East, 95.38 feet, along the arc a distance of 104.94 feet, to a point in the East line of the herein described easement for the end of said curve;

THENCE South $03^{\circ}05'37''$ East, across said 6.425 acre tract, and along the East line of the herein described easement for a distance of 134.56 feet to an angle point in the East line of the herein described easement;

THENCE South $03^{\circ}06'44''$ East, across said 6.425 acre tract, and along the East line of the herein described easement for a distance of 208.75 feet to an angle point in the East line of the herein described easement;

THENCE South $03^{\circ}06'58''$ East, across said 6.425 acre tract, and along the East line of the herein described easement for a distance of 187.72 feet to a point in the South line of said 6.425 acre tract, and the North line of said 8.74 acre tract for the Southeast corner of the herein described easement;

THENCE South $86^{\circ}48'44''$ West, along the North line of said 8.74 acre tract, the South line of said 6.425 acre tract, and the South line of the herein described easement for a distance of 30.00 feet to the POINT AND PLACE OF BEGINNING, containing 0.46 acres of land, more or less.

A plat of even date accompanies this description (Access Surveyors project #2022964).