

DETAIL

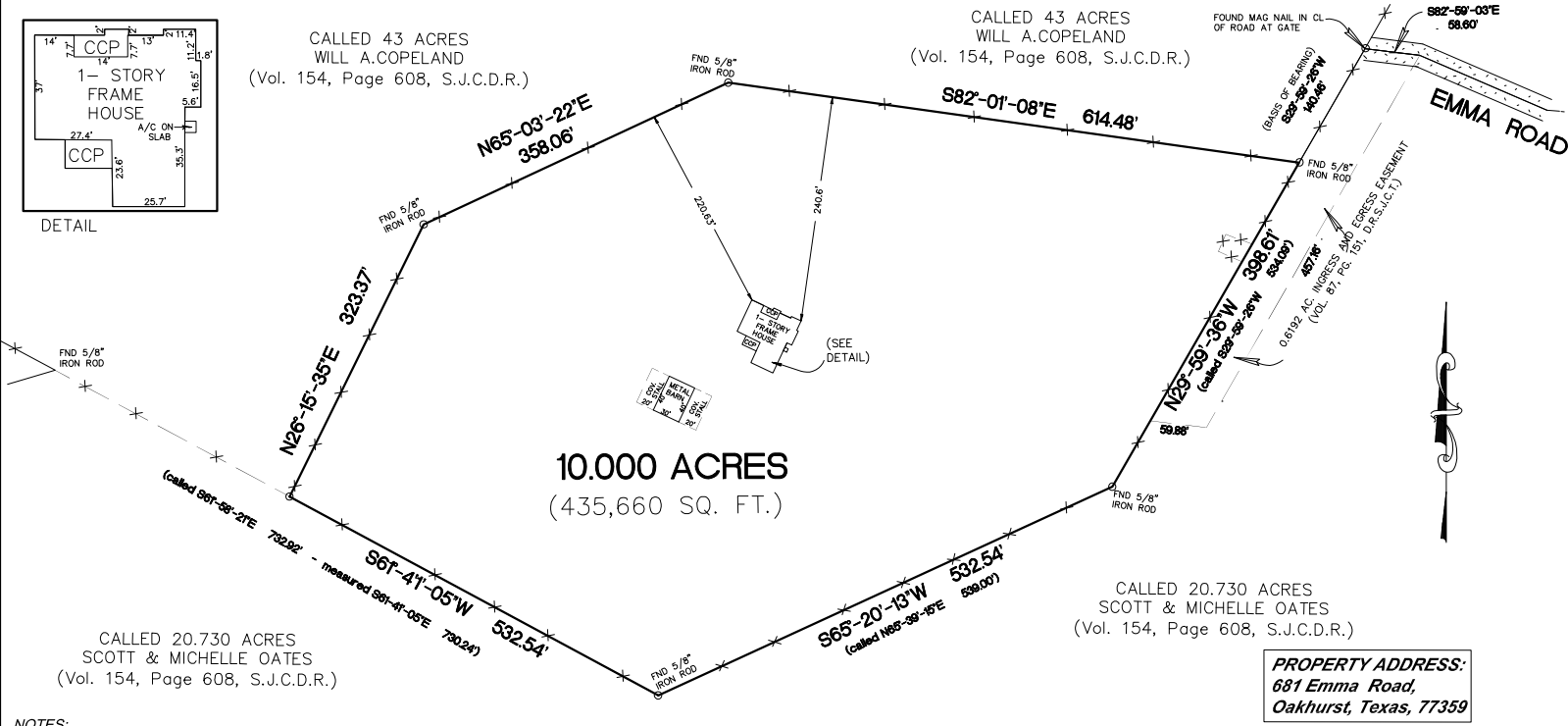
CALLED 43 ACRES  
WILL A. COPELAND  
(Vol. 154, Page 608, S.J.C.D.R.)

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WILL A. COPELAND  
(Vol. 154, Page 608, S.J.C.D.R.)

FOUND MAG NAIL IN CL  
OF ROAD AT GATE

S82°-50'-03"E  
68.60'

EMMA ROAD



10.00 ACRES  
(435,660 SQ. FT.)

CALLED 20.730 ACRES  
SCOTT & MICHELLE OATES  
(Vol. 154, Page 608, S.J.C.D.R.)

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SCOTT & MICHELLE OATES  
(Vol. 154, Page 608, S.J.C.D.R.)

**PROPERTY ADDRESS:**  
681 Emma Road,  
Oakhurst, Texas, 77359

NOTES:  
1. THIS SURVEY WAS BASED UPON A SURVEY BY SIMMONS ENGINEERING DATED NOVEMBER 20, 2012 AND FURNISHED TO ROBINSON SURVEYING, INC. BY OWNER TO BE USED FOR DIVIDING 10.000 AC. OUT A 10.00 AC. TRACT.  
2. CCP= COVERED CONCRETE PORCH / PATIO

*SURVEY OF 10.000 ACRES OUT OF 67.86 Acres in the Samuel Lusk Survey, A-196, and recorded in Volume 4, Page 699 of the Deed Records of San Jacinto County, Texas, said tract being more fully described by metes and bounds description included with this survey.*

*I, Thomas G. Robinson, certify that this survey was performed on the ground under my supervision on July 23, 2020, that there were no encroachments except as shown and that this survey conforms to T.S.P.S. Standards for a Category 1A, Condition III Survey.*

**ROBINSON SURVEYING, INC.**  
P.O. BOX 11925  
SPRING, TEXAS 77391-1925  
PHONE (832) 236-8210  
robinsonsurveyinginc@gmail.com

Scale: 1" = 80'



*Thomas G. Robinson*  
THOMAS G. ROBINSON, R.P.L.S. #1874

ROBINSON SURVEYING INC.  
P. O. BOX 11925  
SPRING, TEXAS, 77391

Fieldnotes for a survey of a 10.00 acre tract of land in the John Lynch Survey, Abstract No. 197, San Jacinto County, Texas, and being out of that certain 67.86 acre tract described in deed recorded in Volume 69, Page 187 of the San Jacinto County Deed Records, said 10.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail found at the most northerly corner of that certain 20.730 acre tract described in deed recorded under San Jacinto County Clerk's File No. 2013000481;

THENCE S 29 deg. 59 min. 36 sec. W, 140.46 feet with a fence line along the boundary line of said 20.730 acre tract to a 5/8 inch iron rod set at the most easterly corner and POINT OF BEGINNING of the herein described tract;

THENCE S 29 deg. 59 min. 36 sec. W, 398.61 feet with a fence line along the boundary line of said 20.730 acre tract to a 5/8 inch iron rod set at a corner of said 20.730 acre tract and the herein described tract;

THENCE S 65 deg. 20 min. 13 sec. W, 532.54 feet (called S 65 deg. 39 min. 15 sec. W, 539.00 feet) with a fence line along the boundary line of said 20.730 acre tract to a 5/8 inch iron rod set at a corner of said 20.730 acre tract and most southerly corner of the herein described tract;

THENCE N 61 deg. 41 min. 05 sec. W, 446.46 feet with a fence line along the boundary line of said 20.730 acre tract to a 5/8 inch iron rod set at the most westerly corner of the herein described tract;

THENCE N 26 deg. 15 min. 35 sec. E, 323.37 feet to a 5/8 inch iron rod set for a corner of the herein described tract;

THENCE N 65 deg. 03 min. 22 sec. E, 358.06 feet to a 5/8 inch iron rod set for a corner of the herein described tract;

THENCE S 82 deg. 01 min. 08 sec. E, 614.48 feet to the POINT OF BEGINNING, and containing 10.00 acres (435,643 square feet) of land.



*Thomas G. Robinson*

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R.P.L.S. No. 1874