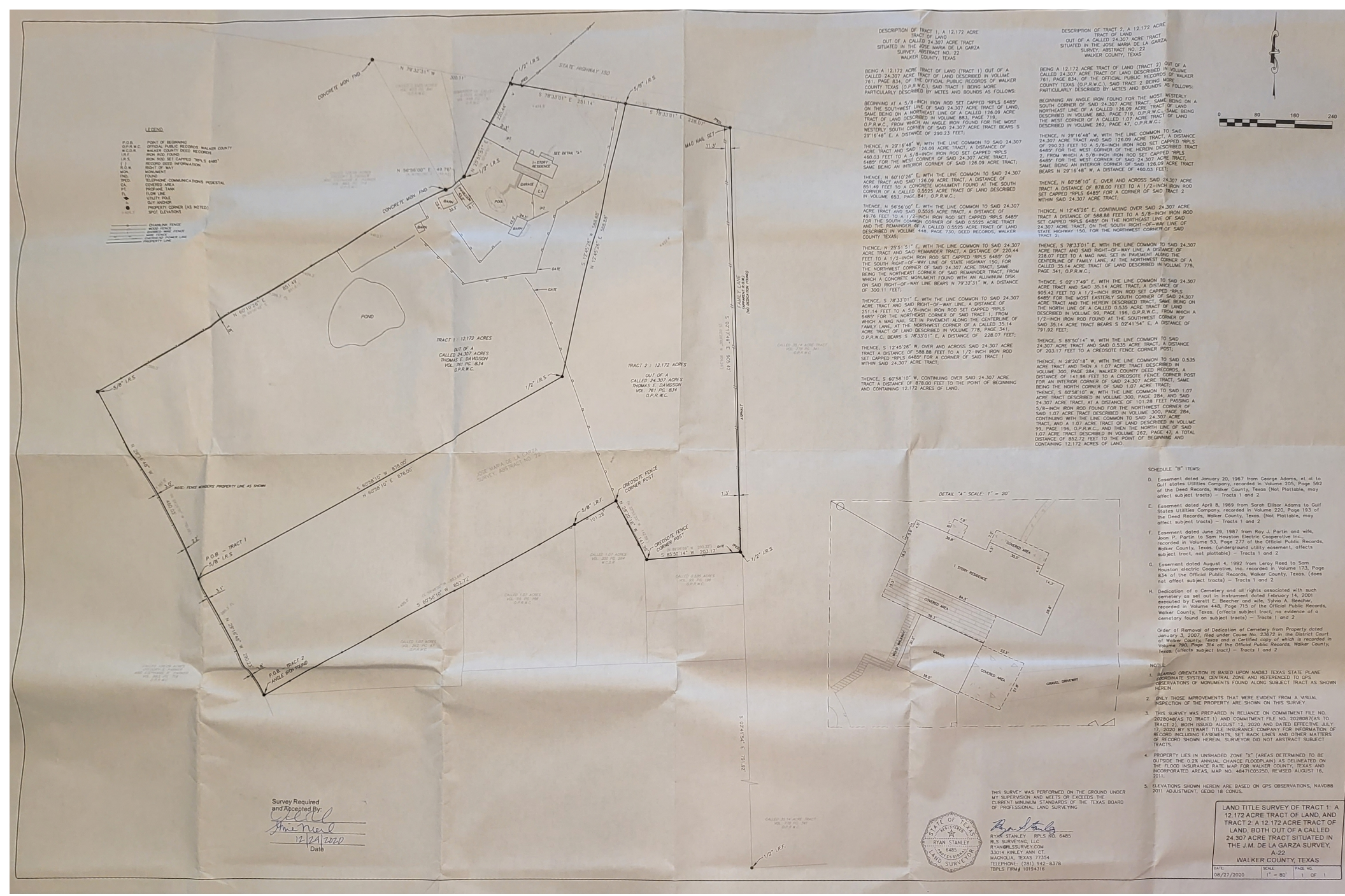

DESCRIPTION OF TRACT 1, A 12.172 ACRE TRACT OF LAND OUT OF A CALLED 24.307 ACRE TRACT SITUATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NO. 22 WALKER COUNTY, TEXAS

BEING A 12.172 ACRE TRACT OF LAND (TRACT 1) OUT OF A CALLED 24.307 ACRE TRACT OF LAND DESCRIBED IN VOLUME 761, PAGE 834, OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY TEXAS (O.P.R.W.C.), SAID TRACT 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD SET CAPPED "RPLS 6485" ON THE SOUTHWEST LINE OF SAID 24.307 ACRE TRACT OF LAND, SAME BEING ON A NORTHEAST LINE OF A CALLED 126.09 ACRE TRACT OF LAND DESCRIBED IN VOLUME 883, PAGE 719, O.P.R.W.C., FROM WHICH AN ANGLE IRON FOUND FOR THE MOST WESTERLY SOUTH CORNER OF SAID 24.307 ACRE TRACT BEARS S 29°16'48" E, A DISTANCE OF 290.23 FEET;

THENCE, N 29°16'48" W, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID 126.09 ACRE TRACT, A DISTANCE OF 460.03 FEET TO A 5/8-INCH IRON ROD SET CAPPED "RPLS 6485" FOR THE WEST CORNER OF SAID 24.307 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID 126.09 ACRE TRACT;

THENCE, N 60°10'26" E, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID 126.09 ACRE TRACT, A DISTANCE OF 851.49 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTH CORNER OF A CALLED 0.5525 ACRE TRACT OF LAND DESCRIBED IN VOLUME 653, PAGE 841, O.P.R.W.C.;

THENCE, N 56°56'00" E, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID 0.5525 ACRE TRACT, A DISTANCE OF 49.76 FEET TO A 1/2-INCH IRON ROD SET CAPPED "RPLS 6485" FOR THE SOUTH COMMON CORNER OF SAID 0.5525 ACRE TRACT AND THE REMAINDER OF A CALLED 0.5525 ACRE TRACT OF LAND DESCRIBED IN VOLUME 448, PAGE 730, DEED RECORDS, WALKER COUNTY TEXAS;

THENCE, N 25°51'51" E, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID REMAINDER TRACT, A DISTANCE OF 220.44 FEET TO A 1/2-INCH IRON ROD SET CAPPED "RPLS 6485" ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 150, FOR THE NORTHWEST CORNER OF SAID 24.307 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER TRACT, FROM WHICH A CONCRETE MONUMENT FOUND WITH AN ALUMINUM DISK ON SAID RIGHT-OF-WAY LINE BEARS N 79°32'31" W, A DISTANCE OF 300.11 FEET;

THENCE, S 79°33'01" E, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 251.14 FEET TO A 5/8-INCH IRON ROD SET CAPPED "RPLS 6485" FOR THE NORTHEAST CORNER OF SAID TRACT 1, FROM WHICH A MAG NAIL SET IN PAVEMENT ALONG THE CENTERLINE OF FAMILY LANE, AT THE NORTHWEST CORNER OF A CALLED 35.14 ACRE TRACT OF LAND DESCRIBED IN VOLUME 778, PAGE 341, O.P.R.W.C. BEARS S 79°33'01" E, A DISTANCE OF 228.07 FEET;

THENCE, S 12°45'26" W, OVER AND ACROSS SAID 24.307 ACRE TRACT A DISTANCE OF 588.88 FEET TO A 1/2-INCH IRON ROD SET CAPPED "RPLS 6485" FOR A CORNER OF SAID TRACT 1 WITHIN SAID 24.307 ACRE TRACT;

THENCE, S 60°58'10" W, CONTINUING OVER SAID 24.307 ACRE TRACT A DISTANCE OF 878.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.172 ACRES OF LAND.

DESCRIPTION OF TRACT 2, A 12.172 ACRE TRACT OF LAND OUT OF A CALLED 24.307 ACRE TRACT SITUATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NO. 22 WALKER COUNTY, TEXAS

BEING A 12.172 ACRE TRACT OF LAND (TRACT 2) OUT OF A CALLED 24.307 ACRE TRACT OF LAND DESCRIBED IN VOLUME 761, PAGE 834, OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY TEXAS (O.P.R.W.C.), SAID TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AN ANGLE IRON FOUND FOR THE MOST WESTERLY SOUTH CORNER OF SAID 24.307 ACRE TRACT, SAME BEING ON A NORTHEAST LINE OF A CALLED 126.09 ACRE TRACT OF LAND, SAME BEING DESCRIBED IN VOLUME 883, PAGE 719, O.P.R.W.C., SAME BEING THE WEST CORNER OF A CALLED 1.07 ACRE TRACT OF LAND DESCRIBED IN VOLUME 262, PAGE 47, O.P.R.W.C.;

THENCE, N 29°16'48" W, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID 126.09 ACRE TRACT, A DISTANCE OF 290.23 FEET TO A 5/8-INCH IRON ROD SET CAPPED "RPLS 6485" FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT 2, FROM WHICH A 5/8-INCH IRON ROD SET CAPPED "RPLS 6485" FOR THE WEST CORNER OF SAID 24.307 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID 126.09 ACRE TRACT BEARS N 29°16'48" W, A DISTANCE OF 460.03 FEET;

THENCE, N 60°58'10" E, OVER AND ACROSS SAID 24.307 ACRE TRACT A DISTANCE OF 878.00 FEET TO A 1/2-INCH IRON ROD SET CAPPED "RPLS 6485" FOR A CORNER OF SAID TRACT 2 WITHIN SAID 24.307 ACRE TRACT;

THENCE, N 12°45'26" E, CONTINUING OVER SAID 24.307 ACRE TRACT A DISTANCE OF 588.88 FEET TO A 5/8-INCH IRON ROD SET CAPPED "RPLS 6485" ON THE NORTHEAST LINE OF SAID 24.307 ACRE TRACT, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 150, FOR THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE, S 79°33'01" E, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 228.07 FEET TO A MAG NAIL SET IN PAVEMENT ALONG THE CENTERLINE OF FAMILY LANE, AT THE NORTHWEST CORNER OF A CALLED 35.14 ACRE TRACT OF LAND DESCRIBED IN VOLUME 778, PAGE 341, O.P.R.W.C.;

THENCE, S 02°17'49" E, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID 35.14 ACRE TRACT, A DISTANCE OF 905.42 FEET TO A 1/2-INCH IRON ROD SET CAPPED "RPLS 6485" FOR THE MOST EASTERLY SOUTH CORNER OF SAID 24.307 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING ON THE NORTH LINE OF A CALLED 0.535 ACRE TRACT OF LAND DESCRIBED IN VOLUME 99, PAGE 196, O.P.R.W.C., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 35.14 ACRE TRACT BEARS S 02°41'54" E, A DISTANCE OF 791.92 FEET;

THENCE, S 85°50'14" W, WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT AND SAID 0.535 ACRE TRACT, A DISTANCE OF 203.17 FEET TO A CREOSOTE FENCE CORNER POST;

THENCE, N 28°20'18" W, WITH THE LINE COMMON TO SAID 0.535 ACRE TRACT AND THEN A 1.07 ACRE TRACT DESCRIBED IN VOLUME 300, PAGE 284, WALKER COUNTY DEED RECORDS, A DISTANCE OF 141.96 FEET TO A CREOSOTE FENCE CORNER POST FOR AN INTERIOR CORNER OF SAID 24.307 ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID 1.07 ACRE TRACT;

THENCE, S 60°58'10" W, WITH THE LINE COMMON TO SAID 1.07 ACRE TRACT DESCRIBED IN VOLUME 300, PAGE 284, AND SAID 24.307 ACRE TRACT, AT A DISTANCE OF 101.28 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1.07 ACRE TRACT DESCRIBED IN VOLUME 300, PAGE 284, CONTINUING WITH THE LINE COMMON TO SAID 24.307 ACRE TRACT, AND A 1.07 ACRE TRACT OF LAND DESCRIBED IN VOLUME 99, PAGE 196, O.P.R.W.C., AND THEN THE NORTH LINE OF SAID 1.07 ACRE TRACT DESCRIBED IN VOLUME 262, PAGE 47, A TOTAL DISTANCE OF 852.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.172 ACRES OF LAND.

SCHEDULE "B" ITEMS:

D. Easement dated January 20, 1967 from George Adams, et al to Gulf states Utilities Company, recorded in Volume 205, Page 592 of the Deed Records, Walker County, Texas (Not Plottable, may affect subject tracts) — Tracts 1 and 2

E. Easement dated April 8, 1969 from Sarah Ellisor Adams to Gulf States Utilities Company, recorded in Volume 220, Page 193 of the Deed Records, Walker County, Texas. (Not Plottable, may affect subject tracts) — Tracts 1 and 2

F. Easement dated June 29, 1987 from Roy J. Partin and wife, Joan P. Partin to Sam Houston Electric Cooperative Inc., recorded in Volume 53, Page 277 of the Official Public Records, Walker County, Texas. (underground utility easement, affects subject tract, not plottable) — Tracts 1 and 2

G. Easement dated August 4, 1992 from Leroy Reed to Sam Houston electric Cooperative, Inc. recorded in Volume 173, Page 834 of the Official Public Records, Walker County, Texas. (does not affect subject tracts) — Tracts 1 and 2

H. Dedication of a Cemetery and all rights associated with such cemetery as set out in instrument dated February 14, 2001 executed by Everett E. Beecher and wife, Sylvia A. Beecher, recorded in Volume 448, Page 715 of the Official Public Records, Walker County, Texas. (affects subject tract; no evidence of a cemetery found on subject tracts) — Tracts 1 and 2

Order of Removal of Dedication of Cemetery from Property dated January 3, 2007, filed under Cause No. 23672 in the District Court of Walker County, Texas and a Certified copy of which is recorded in Volume 790, Page 314 of the Official Public Records, Walker County, Texas. (affects subject tract) — Tracts 1 and 2

NOTES:

1. BEARING ORIENTATION IS BASED UPON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND REFERENCED TO GPS OBSERVATIONS OF MONUMENTS FOUND ALONG SUBJECT TRACT AS SHOWN HEREIN.
2. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
3. THIS SURVEY WAS PREPARED IN RELIANCE ON COMMITMENT FILE NO. 2028048 (AS TO TRACT 1) AND COMMITMENT FILE NO. 2028087 (AS TO TRACT 2), BOTH ISSUED AUGUST 12, 2020 AND DATED EFFECTIVE JULY 12, 2020 BY STEWART TITLE INSURANCE COMPANY. FOR INFORMATION OF RECORD INCLUDING EASEMENTS, SET BACK LINES AND OTHER MATTERS OF RECORD SHOWN HEREIN. SURVEYOR DID NOT ABSTRACT SUBJECT TRACTS.
4. PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WALKER COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48471C0525D, REVISED AUGUST 18, 2011.
5. ELEVATIONS SHOWN HEREIN ARE BASED ON GPS OBSERVATIONS, NAVD88 2011 ADJUSTMENT, GEOID 18 CONUS.

Survey Required and Accepted By:

12/29/2020
Date

THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

STATE OF TEXAS
REGISTERED
RYAN STANLEY
6485
SURVEYOR
LAND SURVEYOR

RYAN STANLEY RPLS NO. 6485
RLS SURVEYING, LLC
RYAN@RLSURVEY.COM
33014 KINLEY ANN CT.
MAGNOLIA, TEXAS 77354
TELEPHONE: (281) 942-8378
TBPLS FIRM # 10194316

LAND TITLE SURVEY OF TRACT 1: A 12.172 ACRE TRACT OF LAND, AND TRACT 2: A 12.172 ACRE TRACT OF LAND, BOTH OUT OF A CALLED 24.307 ACRE TRACT SITUATED IN THE J.M. DE LA GARZA SURVEY, A-22 WALKER COUNTY, TEXAS

DATE:	SCALE:	PAGE NO.
08/27/2020	1" = 80'	1 OF 1