



**FIELD NOTES DESCRIPTION
OF A
3.404 ACRE TRACT
LEWIS COX LEAGUE SURVEY, ABSTRACT 13
HUNTSVILLE, WALKER COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 3.404 ACRES IN THE LEWIS COX LEAGUE SURVEY, ABSTRACT 13, IN HUNTSVILLE, WALKER COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "C", BLOCK 3 OF THE WEST HILL SUBDIVISION, SECTION ONE, RECORDED IN VOLUME 1, PAGE 185 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS (PRWCT); SAID 3.404 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the east line of the remainder of a called 331.62 acre tract of land described in a deed to Spencer Family Partnership, recorded in Volume 725, Page 577 of the Official Records of Walker County, Texas (ORWCT) for the southwest corner of Commerce Plaza (80' wide right-of-way, 1/185 PRWCT) and being the northwest corner of said Unrestricted Reserve "C" and the northwest corner hereof, from which a 1/2 inch iron rod found bears N 02° 27' 03" W, a distance of 92.36 feet;

THENCE, with the common line of said Unrestricted Reserve "C" and Commerce Plaza for the following two (2) courses and distances:

- 1) **N 57° 34' 01" E**, for a distance of **412.31 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) with a curve to the right, having a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90° 00' 00"**, and a chord which bears **S 77° 25' 59" E**, a distance of **28.28 feet**, to a 5/8 inch iron rod with an aluminum cap stamped "CITY OF HUNTSVILLE" found on the west line of West Hills Drive (80' wide right-of-way, 1/185 PRWCT);

THENCE, with the common line of said Unrestricted Reserve "C" and West Hills Drive for the following three (3) courses and distances:

- 1) **S 32° 25' 59" E**, for a distance of **141.53 feet** to a 5/8 inch iron rod with an aluminum cap stamped "CITY OF HUNTSVILLE" found;
- 2) with a curve to the right, having a radius of **510.00 feet**, an arc length of **267.04 feet**, a delta angle of **30° 00' 00"**, and a chord which bears **S 17° 25' 59" E**, a distance of **264.00 feet**, to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 3) **S 02° 26' 01" E**, for a distance of **0.89 feet** to a 5/8 inch iron rod with an aluminum cap stamped "CITY OF HUNTSVILLE" found on the north line of Veterans Memorial Parkway (variable width right-of-way, 403/867 of

the Deed Records of Walker County, Texas, DRWCT), for the southeast corner of said Unrestricted Reserve "C" and being the southeast corner hereof;

THENCE, with the common line of Veterans Memorial Parkway and said Unrestricted Reserve "C", **S 86° 30' 57" W**, passing at a distance of 10.67 feet a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found for the northwest corner of Veterans Memorial Parkway and being the northeast corner of a portion of the remainder of a called 248.20 acre tract of land described in a deed to Sam C. Dominey recorded in Volume 90, Page 488 (DRWCT), and continuing with the common line of said Unrestricted Reserve "C" and said portion of the remainder of 248.20 acres for a total distance of **523.51 feet** to a 1/2 inch iron rod found on the east line of said remainder of 331.62 acres, for the northwest corner of said portion of the remainder of 248.20 acres and being the southwest corner of said Unrestricted Reserve "C" and the southwest corner hereof;

THENCE, with the common line of said Unrestricted Reserve "C" and said remainder of 331.62 acres, **N 02° 27' 03" W**, for a distance of **189.24 feet** to the **POINT OF BEGINNING** hereof and containing **3.404** acres, more or less.

Surveyed on the ground June 2023 under my supervision. See plat prepared June 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00012141700982 (calculated using GEOID12B). Reference drawing: 23-431-BOUNDARY7.


Nathan Paul Kerr
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KERR SURVEYING

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