



**FIELD NOTES DESCRIPTION  
OF A  
34.02 ACRE TRACT  
LEWIS COX LEAGUE SURVEY, ABSTRACT 13  
PLEASANT GRAY LEAGUE SURVEY, ABSTRACT 24  
HUNTSVILLE, WALKER COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 34.02 ACRES IN THE LEWIS COX LEAGUE SURVEY, ABSTRACT 13 AND PLEASANT GRAY LEAGUE SURVEY, ABSTRACT 24, IN HUNTSVILLE, WALKER COUNTY, TEXAS, BEING 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 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS (DRWCT); SAID 34.02 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found on the east line of Veterans Memorial Parkway (variable width right-of-way, 403/867 DRWCT) and being on the southeast line of said remainder of 248.20 acres, for the west corner of a portion of the remainder of a called 1,129.73 acre tract of land described in a deed to Robinson-Gibbs I, LLC recorded in Document No. 2019-51872 of the Official Records of Walker County, Texas (DRWCT) and being the south corner hereof;

**THENCE**, with the east line of Veterans Memorial Parkway for the following four (4) courses and distances:

- 1) **N 37° 03' 17" W**, for a distance of **398.06 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) **N 34° 14' 56" W**, for a distance of **1,020.70 feet** to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 3) with a curve to the right, having a radius of **3,950.21 feet**, an arc length of **152.42 feet**, a delta angle of **02° 12' 39"**, and a chord which bears **N 33° 08' 16" W**, a distance of **152.41 feet**, to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 4) **N 25° 38' 20" W**, for a distance of **547.74 feet** to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found on the south line of Smither Drive (variable width right-of-way, 403/867 DRWCT) for the northwest corner hereof;

**THENCE**, with south line of Smither Drive for the following three (3) courses and distances:

- 1) **N 83° 15' 14" E**, for a distance of **182.02 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) **S 87° 53' 25" E**, for a distance of **194.51 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 3) **S 83° 27' 20" E**, for a distance of **661.78 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the northwest corner of a called 0.488 acre tract of land described in a deed to The City of Huntsville, recorded in Volume 403, Page 867 (DRWCT) and being a northeasterly corner hereof;

**THENCE**, with the established line of said 0.488 acres for the following three courses and distances:

- 1) **S 11° 35' 01" W**, for a distance of **191.24 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) **N 90° 00' 00" E**, for a distance of **127.91 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;

- 3) **N 19° 05' 03" E**, for a distance of **83.70 feet** to a right-of-way monument found on a westerly line of said portion of the remainder of 1,129.73 acres and being on the east line of the remainder of said 248.20 acres and being a northeasterly corner hereof;

**THENCE**, with the common line of said portion of the remainder of 1,129.73 acres and said remainder of 248.20 acres for the following two (2) courses and distances:

- 1) **S 25° 37' 22" E**, for a distance of **1,167.56 feet** to a 5/8 inch iron rod found for the west corner of said remainder of 248.20 acres and the west corner hereof;
- 2) **S 42° 50' 02" W**, for a distance of **764.50 feet** to the **POINT OF BEGINNING** hereof and containing **34.02 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-BOUNDARY5.

  
Nathan Paul Kerr  
Registered Professional Land Surveyor No. 6834



# KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: [www.kerrlandsurveying.com](http://www.kerrlandsurveying.com)

[Surveys@kerrsurveying.net](mailto:Surveys@kerrsurveying.net) | TBPELS Firm No. 10018500



SCALE: 1" = 100'

LESSOR:

STATE OF TEXAS

COUNTY OF TARRANT

CITY OF WINDSOR PARK, TEXAS

COUNTY CLERK

BOOK 18, PAGE 343

STANDARD PUBLIC RECORDS

NO. 100001490000

(1) - RECORD INFORMATION

THE STATE

THE COUNTY

THE CITY

THE COUNTY CLERK

THE COUNTY CLERK

THE COUNTY CLERK

THE COUNTY CLERK

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### SURVEYOR'S CERTIFICATE

I, **KEVIN R. HALL**, BEING duly sworn, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the public records of Tarrant County, Texas, as shown on the face hereof. I have compared the same with the original as shown to me by the client.



**TRYS STANDARD LAND SURVEY PLAT**  
OF A  
**34.02 ACCE TRACT**  
**BEING A PORTION OF THE REMAINDER OF A CALLED 248.20 ACRES**  
**VOLUME 89, PAGE 488 DRINK**  
**LEWIS COK LEAGUE SURVEY, ABSTRACT 13**  
**PLEASANT GRAY LEAGUE SURVEY, ABSTRACT 24**  
**FOURTHVILLE, WINDSOR COUNTY, TEXAS**

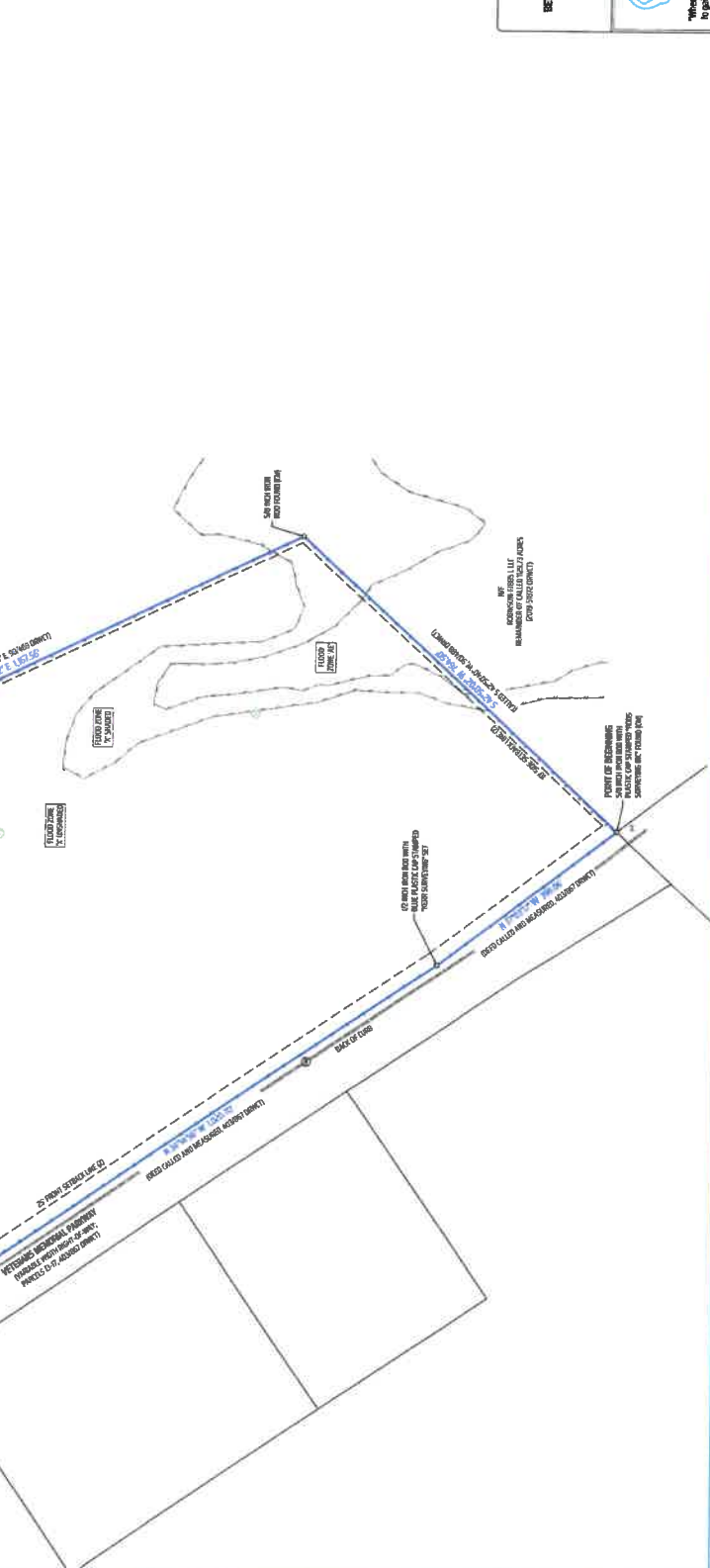
**KERR SURVEYING**  
11506 WEST 15TH STREET  
FORSYTH, TEXAS 75040  
PHONE: 940-785-1515  
FAX: 940-785-1516  
WWW.KERRSURVEYING.COM

When one person signs a plat, it is not a surveyor's plat. It is only a surveyor's plat when the plat is signed by a surveyor.

**GENERAL NOTES**  
1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE TEXAS PROFESSIONAL LAND SURVEYING REGULATIONS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS TO VERIFY THE LOCATION AND AREA OF THE LAND BEING SURVEYED.  
2. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE TEXAS PROFESSIONAL LAND SURVEYING REGULATIONS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS TO VERIFY THE LOCATION AND AREA OF THE LAND BEING SURVEYED.

**FIELD PLAT NOTES:**  
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**ZONING DISTRICT NOTES:**  
1. ACCORDING TO THE CITY OF WINDSOR PARK ZONING MAP, THE LAND BEING SURVEYED IS ZONED AS follows: **COMMERCIAL OFFICE**. THE SURVEYOR HAS REVIEWED THE ZONING MAP TO VERIFY THE ZONING DISTRICT OF THE LAND BEING SURVEYED.



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