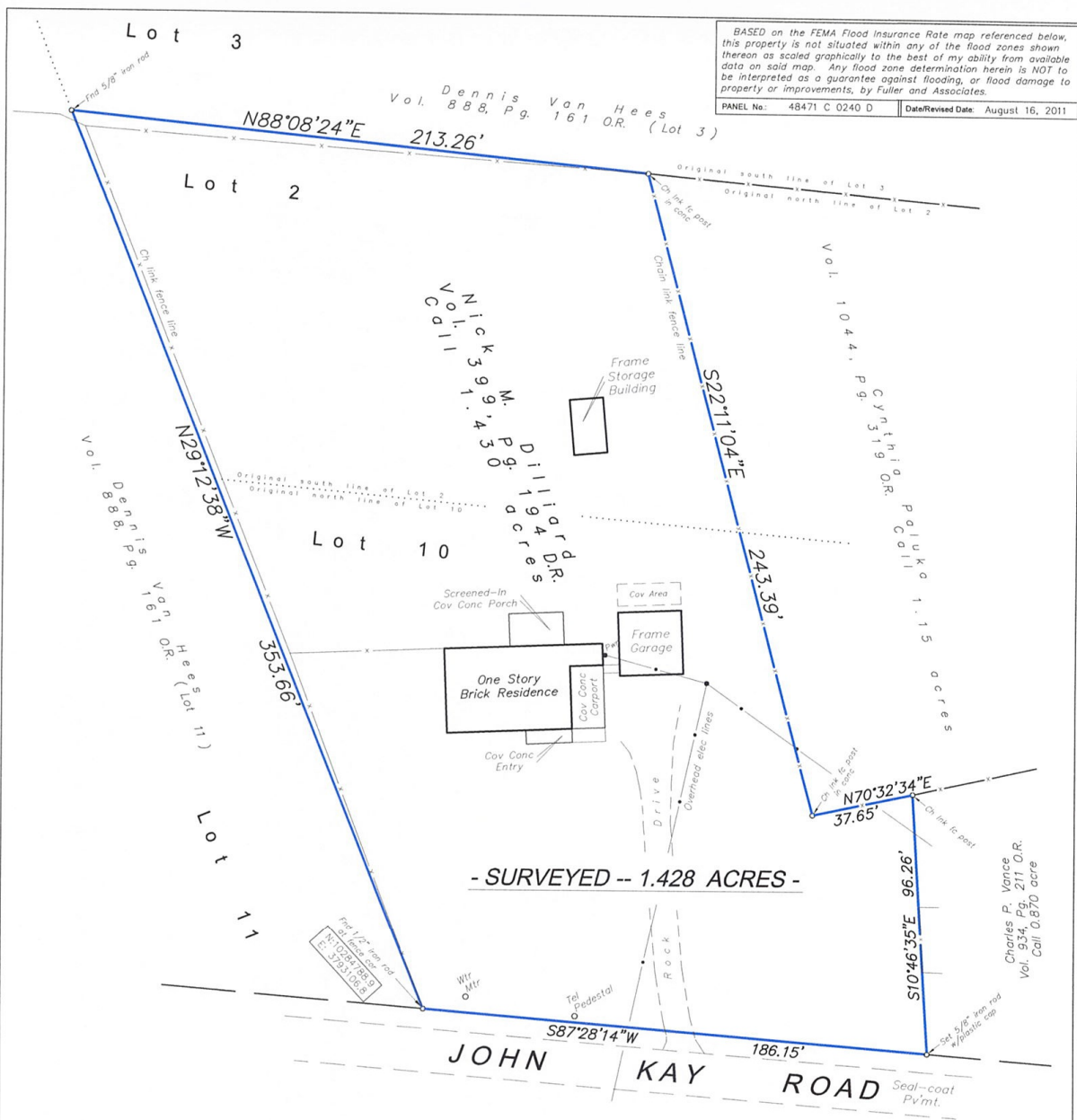


BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

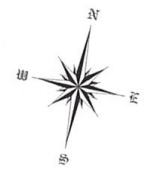
PANEL No. 48471 C 0240 D Date/Revised Date: August 16, 2011



- SURVEYED -- 1.428 ACRES -

Property Address:
12 John Kay Road
Huntsville, Texas 773420

- NOTES:**
1. Plat of PINE PRAIRIE Subdivision recorded in Volume 120, Page 493, Deed Records;
 2. Coordinates and bearings referenced to NAD 1983, Texas Central Zone. Bearings based on GPS (RTK) observations, LEICA SmartNet Network, Texas. Coordinates, distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99988;
 3. This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey;



PLAT OF SURVEY OF
NICK M. DILLIARD
1.428 ACRE TRACT
out of LOTS 2 and 10
PINE PRAIRIE SUBDIVISION

In the THOMAS STEPHENS SURVEY, A-49
Walker County, Texas

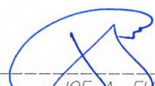
March, 2019

Scale: 1" = 50 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM #10122400
Huntsville, Texas
FILE: PINE Prairie Lot 2-Dilliard-JohnKayRd \2019\

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.



Signed 
JOE A. FULLER
R.P.L.S. No. 4066
March 26, 2019

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Bearings herein are referenced to NAD 1983, Texas-Central Zone, based on GPS (RTK) observations, Leica SmartNet Network, Texas. Coordinates, distances and areas are GRID and may be converted to Surface Horizontal by dividing by a combined scale factor of 0.99988.

Being **1.428** acres, more or less, situated in the THOMAS STEPHENS SURVEY, Abstract No. 49, Walker County, Texas and being the same tract described as 1.430 acres in a Deed from Marion R. White to **Nick M. Dilliard**, dated August 14, 1982 and recorded in Volume 399, Page 194, Deed Records, said 1.430 acre tract called to be out of Lots 2 and 10, **PINE PRAIRIE** Subdivision, plat recorded in Volume 120, Page 493, Deed Records, said 1.428 acre tract being more definitely described as follows:

BEGINNING at the southwest corner of said Dilliard tract, same being the southeast corner of a tract or parcel of land (Lot 11, Pine Prairie Subdivision) as described in a Partition Deed from Elizabeth Van Hees to Dennis Van Hees, recorded in Volume 888, Page 161, Official Records, found a 1/2" iron rod at a fence corner having coordinates of N:10284788.9, E:3793106.8 in the called north line of a seal-coat paved road, known locally as "John Kay Road";

THENCE **N29°12'38"W**, with the common line of said Dilliard and Van Hees tracts, same being the common line of said Lots 10, 2 and 11, for a distance of **353.66** feet to the northwest corner of said Dilliard tract, same being the southwest corner of a tract or parcel of land as conveyed to Van Hees (Lot 3) in said Volume 888, Page 161 and also being the northwest corner of said Lot 2 and the southwest corner of Lot 3, found a 5/8" iron rod;

THENCE **N88°08'24"E**, with the common line of said Dilliard and Lot 3, for a distance of **213.26** feet to a chain link fence post in concrete (called as corner) for the most northerly northeast corner of said Dilliard tract, same being the northwest corner of a called 1.15 acre tract as described in a Deed from Hal R. McCurdy to Cynthia Paluka, recorded in Volume 1044, Page 319, Official Records;

THENCE, with the common lines of said Dilliard and Paluka tracts, same being with said chain link fence line, the following calls:

- 1). **S22°11'04"E**- **243.39** feet to a chain link fence post in concrete;
- and 2). **N70°32'34"E**- **37.65** feet to a chain link fence post for the most easterly northeast corner of said Dilliard tract, same being the northwest corner of a called 0.870 acre tract as described in a Deed from Brian Ledezma to Charles P. Vance, recorded in Volume 934, Page 211, Official Records;

THENCE **S10°46'35"E**, with the common line of said Dilliard and Vance tracts, for a distance of **96.26** feet to the southeast corner of said Dilliard tract, same being the southwest corner of said Vance tract, set a 5/8" iron rod with a plastic cap in the called north line of said road;

THENCE **S87°28'14"W**, with the south line of said Dilliard tract and the called north line of said road, for a distance of **186.15** feet to the **PLACE OF BEGINNING**.

Surveyed in March, 2019.



Signed _____

JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Bearings herein are referenced to NAD 1983, Texas-Central Zone, based on GPS (RTK) observations, Leica SmartNet Network, Texas. Coordinates, distances and areas are GRID and may be converted to Surface Horizontal by dividing by a combined scale factor of 0.99988.

Being **1.428** acres, more or less, situated in the THOMAS STEPHENS SURVEY, Abstract No. 49, Walker County, Texas and being the same tract described as 1.430 acres in a Deed from Marion R. White to **Nick M. Dilliard**, dated August 14, 1982 and recorded in Volume 399, Page 194, Deed Records, said 1.430 acre tract called to be out of Lots 2 and 10, **PINE PRAIRIE** Subdivision, plat recorded in Volume 120, Page 493, Deed Records, said 1.428 acre tract being more definitely described as follows:

BEGINNING at the southwest corner of said Dilliard tract, same being the southeast corner of a tract or parcel of land (Lot 11, Pine Prairie Subdivision) as described in a Partition Deed from Elizabeth Van Hees to Dennis Van Hees, recorded in Volume 888, Page 161, Official Records, found a 1/2" iron rod at a fence corner having coordinates of N:10284788.9, E:3793106.8 in the called north line of a seal-coat paved road, known locally as "John Kay Road";

THENCE **N29°12'38"W**, with the common line of said Dilliard and Van Hees tracts, same being the common line of said Lots 10, 2 and 11, for a distance of **353.66** feet to the northwest corner of said Dilliard tract, same being the southwest corner of a tract or parcel of land as conveyed to Van Hees (Lot 3) in said Volume 888, Page 161 and also being the northwest corner of said Lot 2 and the southwest corner of Lot 3, found a 5/8" iron rod;

THENCE **N88°08'24"E**, with the common line of said Dilliard and Lot 3, for a distance of **213.26** feet to a chain link fence post in concrete (called as corner) for the most northerly northeast corner of said Dilliard tract, same being the northwest corner of a called 1.15 acre tract as described in a Deed from Hal R. McCurdy to Cynthia Paluka, recorded in Volume 1044, Page 319, Official Records;

THENCE, with the common lines of said Dilliard and Paluka tracts, same being with said chain link fence line, the following calls:

1). **S22°11'04"E**- **243.39** feet to a chain link fence post in concrete;
and 2). **N70°32'34"E**- **37.65** feet to a chain link fence post for the most easterly northeast corner of said Dilliard tract, same being the northwest corner of a called 0.870 acre tract as described in a Deed from Brian Ledezma to Charles P. Vance, recorded in Volume 934, Page 211, Official Records;

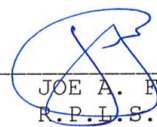
THENCE **S10°46'35"E**, with the common line of said Dilliard and Vance tracts, for a distance of **96.26** feet to the southeast corner of said Dilliard tract, same being the southwest corner of said Vance tract, set a 5/8" iron rod with a plastic cap in the called north line of said road;

THENCE **S87°28'14"W**, with the south line of said Dilliard tract and the called north line of said road, for a distance of **186.15** feet to the **PLACE OF BEGINNING**.

Surveyed in March, 2019.



Signed


JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Bearings herein are referenced to NAD 1983, Texas-Central Zone, based on GPS (RTK) observations, Leica SmartNet Network, Texas. Coordinates, distances and areas are GRID and may be converted to Surface Horizontal by dividing by a combined scale factor of 0.99988.

Being **1.428** acres, more or less, situated in the THOMAS STEPHENS SURVEY, Abstract No. 49, Walker County, Texas and being the same tract described as 1.430 acres in a Deed from Marion R. White to **Nick M. Dilliard**, dated August 14, 1982 and recorded in Volume 399, Page 194, Deed Records, said 1.430 acre tract called to be out of Lots 2 and 10, **PINE PRAIRIE** Subdivision, plat recorded in Volume 120, Page 493, Deed Records, said 1.428 acre tract being more definitely described as follows:

BEGINNING at the southwest corner of said Dilliard tract, same being the southeast corner of a tract or parcel of land (Lot 11, Pine Prairie Subdivision) as described in a Partition Deed from Elizabeth Van Hees to Dennis Van Hees, recorded in Volume 888, Page 161, Official Records, found a 1/2" iron rod at a fence corner having coordinates of N:10284788.9, E:3793106.8 in the called north line of a seal-coat paved road, known locally as "John Kay Road";

THENCE **N29°12'38"W**, with the common line of said Dilliard and Van Hees tracts, same being the common line of said Lots 10, 2 and 11, for a distance of **353.66** feet to the northwest corner of said Dilliard tract, same being the southwest corner of a tract or parcel of land as conveyed to Van Hees (Lot 3) in said Volume 888, Page 161 and also being the northwest corner of said Lot 2 and the southwest corner of Lot 3, found a 5/8" iron rod;

THENCE **N88°08'24"E**, with the common line of said Dilliard and Lot 3, for a distance of **213.26** feet to a chain link fence post in concrete (called as corner) for the most northerly northeast corner of said Dilliard tract, same being the northwest corner of a called 1.15 acre tract as described in a Deed from Hal R. McCurdy to Cynthia Paluka, recorded in Volume 1044, Page 319, Official Records;

THENCE, with the common lines of said Dilliard and Paluka tracts, same being with said chain link fence line, the following calls:

1). **S22°11'04"E**- **243.39** feet to a chain link fence post in concrete;
and 2). **N70°32'34"E**- **37.65** feet to a chain link fence post for the most easterly northeast corner of said Dilliard tract, same being the northwest corner of a called 0.870 acre tract as described in a Deed from Brian Ledezma to Charles P. Vance, recorded in Volume 934, Page 211, Official Records;

THENCE **S10°46'35"E**, with the common line of said Dilliard and Vance tracts, for a distance of **96.26** feet to the southeast corner of said Dilliard tract, same being the southwest corner of said Vance tract, set a 5/8" iron rod with a plastic cap in the called north line of said road;

THENCE **S87°28'14"W**, with the south line of said Dilliard tract and the called north line of said road, for a distance of **186.15** feet to the **PLACE OF BEGINNING**.

Surveyed in March, 2019.



Signed

JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400