

OWNER: LAURIE HARRELL DELBOSQUE ADDRESS: 1508 SH 30 EAST

Waterloo Surveyors SURVEY PLAT

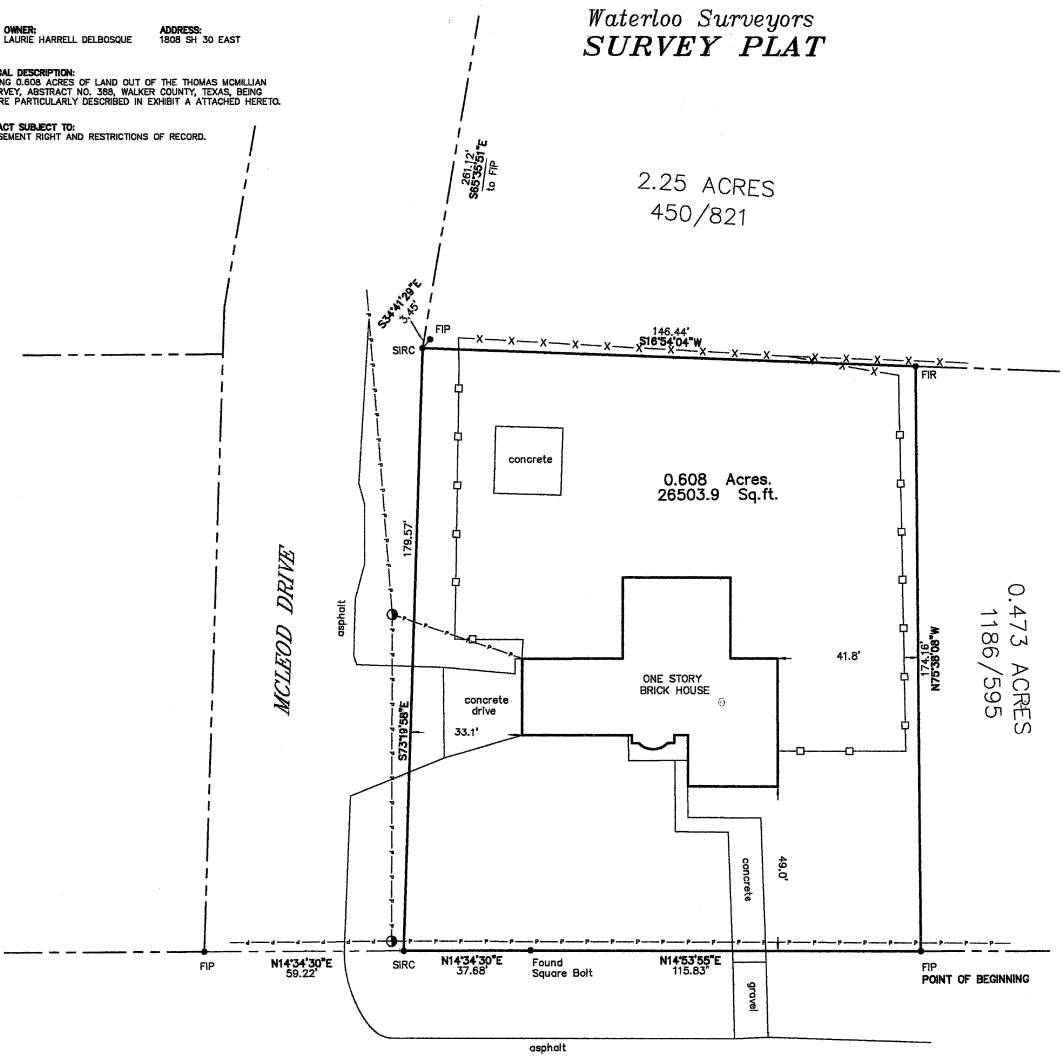
LEGAL DESCRIPTION: BEING 0.608 ACRES OF LAND OUT OF THE THOMAS McMILLIAN SURVEY, ABSTRACT NO. 388, WALKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO.

TRACT SUBJECT TO: EASEMENT RIGHT AND RESTRICTIONS OF RECORD.

2.25 ACRES 450/821

0.608 Acres. 26503.9 Sq.ft.

0.473 ACRES 1186/595



STATE HIGHWAY 30

THE UNDERSIGNED DOES HEREBY CERTIFY TO FIRST AMERICAN TITLE GUARANTY COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 22-02-4183 AND AN EFFECTIVE DATE OF 11/27/2022.

State of Texas: County of Walker:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48471C0880R, Zone: X, Dated: 8/16/11. Dated this the 20TH day of DECEMBER, 2022.

NOTE: BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

- LEGEND: FOUND IRON ROD, SET IRON ROD WITH CAP, FOUND IRON ROD WITH CAP, FOUND IRON PIPE, UTILITY POLE/GUY ANCHOR, UTILITY LINE, WOOD FENCE, WIRE FENCE, FIR, SIRC, FIP, P, P, P, X-X-X-X-X-X



SCALE 1" = 20'

Thomas P. Dixon R.P.L.S. 4324



FIRM #10124400

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Handwritten signatures: David Ray, Stephanie Post

EXHIBIT A

BEING 0.608 ACRES OUT OF THE THOMAS MCMILLIAN SURVEY, ABSTRACT NO. 388, WALKER COUNTY, TEXAS, SAME BEING CONVEYED TO MUERL L HARRELL IN VOLUME 313 PAGE 474, DEED RECORDS, WALKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ALONG THE EAST ROW OF STATE HIGHWAY 30, SAME BEING THE NW CORNER OF A 0.473 ACRE TRACT RECORDED IN VOLUME 1186, PAGE 959, DEED RECORDS, WALKER COUNTY, TEXAS, AND BEING THE SW CORNER OF THE HEREIN DESCRIBED TRACT,

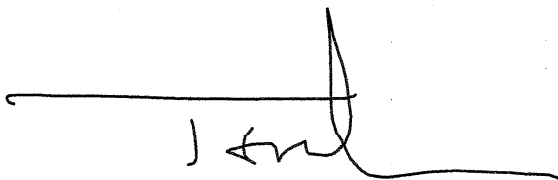
THENCE ALONG THE EAST ROW OF STATE HIGHWAY 30, N 14-53-55 E FOR A DISTANCE OF 115.83 FEET TO A FOUND SQUARE BOLT,

THENCE CONTINUING ALONG STATE HIGHWAY 30, N 14-34-30 E FOR A DISTANCE OF 37.68 FEET TO AN IRON ROD SET WITH CAP READING "WATERLOO RPLS 4324" AT THE INTERSECTION OF STATE HIGHWAY 30 AND MCLEOD DRIVE, FROM WHICH A FOUND IRON PIPE BEARS N 14-34-30 E AT A DISTANCE OF 59.22 FEET,

THENCE ALONG THE SOUTH ROW OF MCLEOD DRIVE, S 73-19-58 E FOR A DISTANCE OF 179.57 FEET TO AN IRON ROD SET WITH CAP READING "WATERLOO RPLS 4324", SAME BEING THE NW CORNER OF A 2.25 ACRE TRACT RECORDED IN VOLUME 450, PAGE 821, DEED RECORDS, WALKER COUNTY, TEXAS, FROM WHICH A FOUND IRON PIPE BEARS S 34-41-29 E AT A DISTANCE OF 3.45 FEET,

THENCE ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SAID 2.25 ACRE TRACT, S 16-54-04 W FOR A DISTANCE OF 146.44 FEET TO A FOUND IRON ROD, BEING THE NE CORNER OF SAID 0.473 ACRE TRACT,

THENCE ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SAID 0.473 ACRE TRACT, N 75-38-08 W FOR A DISTANCE OF 174.16 FEET TO THE POINT OF BEGINNING CONTAINING 0.608 ACRES.



THOMAS DIXON
RPLS 4324

12/21/2022

