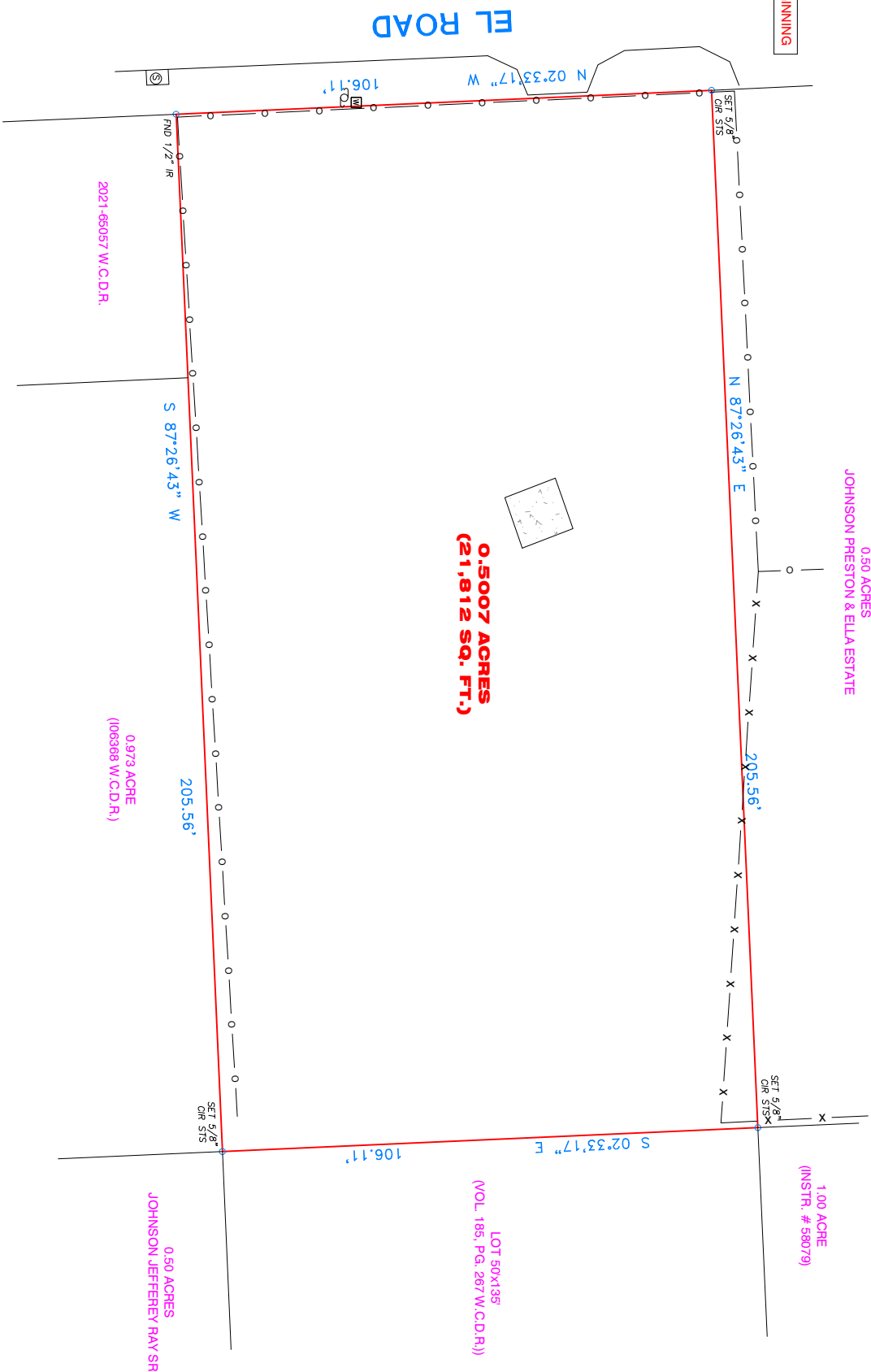


SCALE: 1"=20'-0"

- LEGEND:**
- x— CAPPED IRON ROD
 - x— STAMPED SOUTH TEXAS SURVEYING
 - x— BARBED WIRE FENCE
 - o— CHAIN LINK FENCE
 - o— POWER POLE
 - o— STORM MANHOLE
 - o— WATER METER

POINT OF BEGINNING



**0.5007 ACRES
(21,812 SQ. FT.)**

0.50 ACRES
JOHNSON PRESTON & ELLA ESTATE

1.00 ACRE
(INSTR. # 58079)

LOT 50X135
(NOL 185, PG. 287 W.C.D.R.)

0.50 ACRES
JOHNSON JEFFEREY RAY SR

0.973 ACRE
(106388 W.C.D.R.)

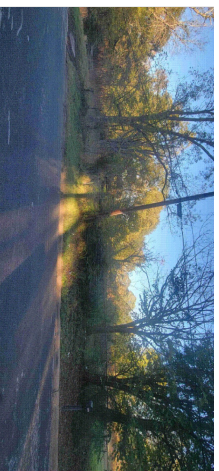
2021-66057 W.C.D.R.

NOTE:

1. BOUNDARY BASED ON GPS OBSERVATION TEXAS SOUTH CENTRAL ZONE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC. SHOW HERE AS IDENTIFIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 2021-66057 W.C.D.R.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE "X". ACCORDING TO F.I.R.M. MAP NO. 48471C 0360D. DATE 8-16-2011. BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY CITY AND COUNTY FLOOD HAZARD MAPS SHOULD BE OBTAINED AND CHECKED FOR ANY CHANGES TO THE FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH



SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not obstruct property, Easements, building lines, etc. shown are as identified by:

GP FTH-50-FAH24011966 & FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



LEGAL DESCRIPTION

BEING A 0.5007 (21,812 SQ. FT.) ACRE TRACT OF LAND SITUATED IN H.L. HUNTER SURVEY ABSTRACT NO. 248, WALKER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARINGS BASED ON GPS OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL, GEOID 18, NAD 83):
BEGINNING, AT A FOUND 1/2 INCH IRON ROD, BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID EL ROAD, BEING THE NORTHWEST CORNER OF A CALLED 0.50 ACRE TRACT, RECORDED UNDER CLERKS' FILE NO. 2021-66057 OF WALKER COUNTY, DEED RECORDS, WALKER COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, NORTH 02 DEGREES 33 MINUTES 17 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF EL ROAD, A DISTANCE OF 106.11 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, NORTH 87 DEGREES 26 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 205.56 FEET, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 02 DEGREES 33 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 106.11 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.973 ACRE TRACT, RECORDED UNDER CLERKS' FILE NO. 06368 OF WALKER COUNTY DEED RECORDS, WALKER COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 87 DEGREES 26 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTH LINE OF SAID 0.973 ACRE TRACT, A DISTANCE OF 205.56 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.5007 (21,812 SQ. FT.) ACRES OF LAND, MORE OR LESS.

SURVEY OF

A 0.5007 (21,812 SQ. FT.) ACRE TRACT OF LAND
SITUATED IN H.L. HUNTER SURVEY ABSTRACT NO. 248,
WALKER COUNTY, TEXAS

ADDRESS: 1216 EL ROAD
CITY: HUNTSVILLE, TEXAS 77320

JOB NO.: 1941-24 SCALE: 1" = 20' DATE: 11-19-24 SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave, Suite J-101 Houston, Texas 77062
(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400