

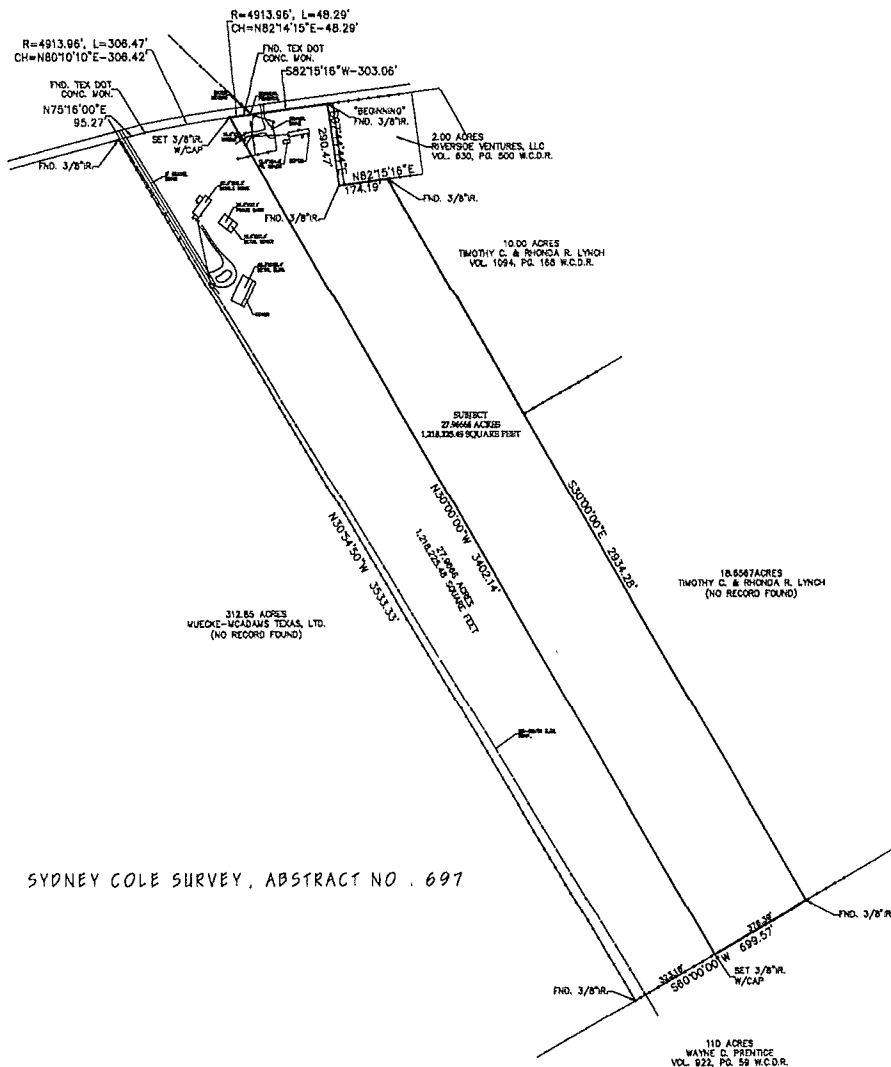
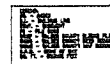
NOTES:

1. BEARINGS BASED ON GRID TEXAS CENTRAL 4203, NAD83 REFERENCE OBSERVED.
2. HUNTSVILLE ABSTRACT & TITLE COMPANY, O.F. NO. 20172193.
3. ADDRESS: 205A FM HWY. 1888 WEST, HUNTSVILLE, TEXAS 77320.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.
5. BUILDER/CONTRACTOR MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.



GRAPHIC SCALE

SCALE 1"=200'-0"



SYDNEY COLE SURVEY, ABSTRACT NO. 697

FLOOD INFORMATION
THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X. AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY NO. 481042. MAP NO. 58471E, PANEL NO. 03350, DATED 08/18/2011.

THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

OWNER(S):
TERRY HALL

SURVEYOR:
TIMELINE SURVEY, LLC
C. PAUL JONES, SR.
P.O. BOX 701
FRIENDSWOOD, TEXAS 77549
PHONE: (713) 473-3502
EMAIL: info@timelinesurvey.com

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

I, C. PAUL JONES, SR., A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

C. PAUL JONES, SR.
R.P.L.S. NO. 5480
LICENSE/REGISTRATION NO. 10104684
STATE OF TEXAS



BOUNDARY LAND SURVEY

OF 27.9666 ACRES OR 1,218,225.49 SQUARE FEET
BEING OUT OF A 55.9332 ACRES & OUT OF
85.9702 ACRES CONVEYED TO LOLA G. McDONALD
RECORDED IN VOLUME 158, PAGE 442
OF THE WALKER COUNTY DEED RECORDS
IN THE SYDNEY COLE SURVEY, ABSTRACT NO. 697
IN WALKER COUNTY, TEXAS

SCALE: 1"=200' DATE: JANUARY 10, 2023

METES AND BOUNDS DESCRIPTION OF 27.9666 ACRES – TERRY HALL

A TRACT OR PARCEL OF LAND CONTAINING 27.9666 ACRES BEING OUT OF 55.9332 ACRES AND BEING OUT OF AND A PART OF 85.9702 ACRES CONVEYED TO LOLA G. MCDONALD RECORDED IN VOLUME 158, PAGE 442 OF THE WALKER COUNTY DEED RECORDS IN THE SYDNEY COLE SURVEY, ABSTRACT 697 IN WALKER COUNTY, TEXAS, SAID 27.9666 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod found at the upper Northeast corner of the herein described 27.9666 acre tract, the Northwest corner of a 2.00 acre tract conveyed to Riverside Ventures, LLC recorded in Volume 630, Page 500 of the Deed Records of Walker County in the South right-of-way line of FM Highway No. 1696 (80 ft. right-of-way);

THENCE South 07 degrees 44 minutes 44 seconds East with the Westerly boundary of said 2.00 acre tract a distance of 290.47 ft. to a 3/8 inch iron rod found at the Southwest corner of said 2.00 acre tract and a re-entrant corner of the herein described tract;

THENCE North 82 degrees 15 minutes 16 seconds East with a fence line a distance of 174.19 ft. to a 3/8 inch iron rod found in the South boundary of said 2.00 acre tract, the lower Northeast corner of the herein described tract and the lower Northwest corner of a 10.00 acre tract conveyed to Timothy C. and Rhonda R. Lynch recorded in Volume 1094, Page 168 of the Deed Records of Walker County;

THENCE South 30 degrees 00 minutes 00 seconds West with the Westerly boundary of said Lynch Tract a total distance of 2934.28 ft. to a 3/8 inch iron rod found at the Southeast corner of the herein described tract, the Southwest corner of a 18.6567 acre tract conveyed to Timothy C. and Rhonda R. Lynch in the Northerly boundary of a 110 acres conveyed to Wayne C. Prentice recorded in Volume 922, Page 59 of the Walker County Deed Records in a fence line;

THENCE South 60 degrees 00 minutes 00 seconds West with the Northerly boundary of said Prentice Tract and with a fence line a distance of 376.39 ft. to a 3/8 inch iron rod set with cap marking the Southwest corner of the herein described tract and the Southeast corner of a 27.9666 acre tract heretofore surveyed;

THENCE North 30 degrees 00 minutes 00 seconds West crossing over said 55.9332 acre tract a distance of 3402.14 ft. to a 3/8 inch iron rod set with cap at the Northeast corner of said 27.9666 acre tract, the Northwest corner of the herein described tract in the Southerly right-of-way line of said FM Highway No. 1696;

THENCE with the Southerly right-of-way line of said FM Highway No. 1696 and with a curve to the right having a radius of 4913.96 ft., an arc length of 48.29 ft. and a long chord bears North 82 degrees 14 minutes 15 seconds East a distance of 48.29 ft. to a Tex dot concrete monument found at an angle point and North 82 degrees 15 minutes 16 seconds East a distance of 303.06 ft. to the PLACE OF BEGINNING and containing 27.9666 acres of land.