



**FIELD NOTES DESCRIPTION  
OF A  
107.00 ACRE TRACT  
LEWIS COX LEAGUE SURVEY, ABSTRACT 13  
HUNTSVILLE, WALKER COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 107.00 ACRES IN THE LEWIS COX LEAGUE SURVEY, ABSTRACT 13, 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 107.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod found on the east line of the remainder of a called 331.62 acre tract of land described in a deed to Spencer Family Partnership, recorded in Volume 725, Page 577 of the Official Records of Walker County, Texas (ORWCT) for the southwest corner of Unrestricted Reserve "C", recorded in the plat of West Hill Subdivision, Section One, in Volume 1, Page 185 of the Plat Records of Walker County, Texas (PRWCT) and being the northwest corner of said remainder of 248.20 acres and the northwest corner hereof, from which a 1/2 inch iron rod found bears N 02° 27' 03" W, a distance of 189.24 feet;

**THENCE**, with the common line of said Unrestricted Reserve "C" and said remainder of 248.20 acres, N 86° 30' 57" E, for a distance of 512.84 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found on the west line of Veterans Memorial Parkway (variable width right-of-way, 403/867 (DRWCT) and being the northeast corner hereof;

**THENCE**, with the west line of Veterans Memorial Parkway for the following twenty-two (22) courses and distances:

- 1) with a curve to the left, having a radius of 440.00 feet, an arc length of 13.30 feet, a delta angle of 01° 43' 55", and a chord which bears S 03° 04' 24" E, a distance of 13.30 feet, to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 2) S 02° 12' 27" E, for a distance of 268.68 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 3) S 42° 10' 49" W, for a distance of 47.45 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 4) S 02° 08' 13" E, for a distance of 116.06 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 5) S 14° 23' 45" E, for a distance of 157.90 feet to a 5/8 inch iron rod found;

- 6) S 02° 12' 27" E, for a distance of 950.77 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 7) S 10° 39' 45" E, for a distance of 356.74 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 8) S 79° 05' 40" W, for a distance of 14.09 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 9) S 10° 54' 11" E, for a distance of 20.00 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 10) N 79° 05' 40" E, for a distance of 14.01 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 11) S 10° 39' 45" E, for a distance of 253.20 feet to point for corner that falls within a 6 inch treated fence post found;
- 12) S 18° 18' 46" E, for a distance of 335.25 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 13) S 70° 38' 32" W, for a distance of 20.00 feet to a point for corner, from which a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found bears S 07° 50' 36" E, a distance of 1.33 feet;
- 14) S 18° 18' 46" E, for a distance of 20.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 15) N 70° 38' 32" E, for a distance of 20.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 16) S 18° 18' 46" E, for a distance of 172.51 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 17) S 67° 55' 32" W, for a distance of 20.96 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 18) S 22° 52' 58" E, for a distance of 133.68 feet to a 5/8 inch iron rod with a plastic cap stamped "RODS SURVEYING INC" found;
- 19) N 66° 19' 40" E, for a distance of 22.71 feet to a point for corner that falls within a 6 inch treated fence post found;
- 20) S 23° 04' 26" E, for a distance of 151.02 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 21) S 30° 08' 58" E, for a distance of 426.66 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 22) S 34° 14' 56" E, for a distance of 40.90 feet to a point for corner for the north corner of the Aldersgate Trust Subdivision recorded in Volume 5, Page 97 (PRWCT), from which a 5/8 inch iron rod with a plastic cap stamped "JS MOORER RPLS 1572" found bears S 55° 44' 20" W, a distance of 1.02 feet;

**THENCE**, with the established line of said Aldersgate Trust Subdivision for the following three (3) courses and distances:

- 1) **S 55° 44' 20" W**, for a distance of **443.52 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) **S 34° 15' 43" E**, for a distance of **886.17 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 3) **N 55° 44' 29" E**, for a distance of **443.32 feet** to a 5/8 inch iron rod with a plastic cap stamped "JS MOORER RPLS 1572" found on the west line of Veterans Memorial Parkway, for the east corner of Aldersgate Trust Subdivision;

**THENCE**, with the west of Veterans Memorial Parkway for the following two (2) courses and distances:

- 1) **S 34° 14' 56" E**, for a distance of **354.50 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) **S 32° 04' 30" E**, for a distance of **328.42 feet** to a 5/8 inch iron rod with a faded plastic cap found on the southeast line of said remainder of 248.20 acres, for the north corner of Raven Corner Subdivision recorded in Volume 7, Page 76 (PRWCT) and being the west corner hereof;

**THENCE**, with the common line of said remainder of 248.20 acres, said Raven Corner Subdivision and a called 105.13 acre tract of land described in a deed to Sam Houston State University, recorded in Volume 50, Page 145 (DRWCT), **S 42° 50' 02" W**, for a distance of **1,599.62 feet** to a 5/8 inch iron rod with an aluminum cap found for west corner of said 105.13 acres, a northeasterly 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 (DRWCT) and being the south corner of said remainder of 248.20 acres and the south corner hereof;

**THENCE**, with the common line of said remainder of 248.20 acres and said portion of the remainder of 1,129.73 acres, **N 48° 22' 36" W**, for a distance of **717.11 feet** to a 5/8 inch iron rod found on the southeast line of a called 17.4 acre tract of land described in a deed to Gulf States Utilities Company, recorded in Volume 339, Page 521 (DRWCT) for the north corner of said portion of the remainder of 1,129.73 acres and a westerly corner hereof;

**THENCE**, with the common line of said remainder of 248.20 acres and said 17.4 acres for the following three (3) courses and distances:

- 1) **N 22° 45' 50" E**, for a distance of **662.88 feet** to a 1/2 inch iron rod found;
- 2) **S 86° 54' 51" W**, for a distance of **510.07 feet** to a 5/8 inch iron rod found;
- 3) **N 02° 28' 01" W**, for a distance of **1,989.49 feet** to a 1/2 inch iron rod found for the northeast corner of said 17.4 acres and being the southeast corner of said remainder of a called 331.62 acres,

**THENCE**, with the common line of said remainder of 331.62 acres and said remainder of 248.20 acres, **N 02° 24' 16" W**, for a distance of **2,719.97 feet** to the **POINT OF BEGINNING** hereof and containing **107.00 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 (MYC52). 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-BOUNDARY3.

  
6/12/23  
Nathan Paul Kerr  
Registered Professional Land Surveyor No. 6834



# KERR SURVEYING

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