

NESTOR CLAY SURVEY, A-29

Clayton Stewart
Karen Hairston
Claudia Clay

F. M. HIGHWAY NO. 390 EAST

PLACE OF BEGINNING
(TRACT NO. 1 &
0.253 AC. EASEM.)
CORNER IN AN 8"
TREATED FENCE
CORNER POST, A
1/2" IRON ROD
FOUND BEARS
N 05°40'18" E 1.06'

TRACT NO. 1
1.284
ACRES
INCLUDING 0.253
ACRE EASEMENT

0.253 ACRE
EASEMENT

GREGORY J. BYRNE, ET UX
CALLED 15.031 ACRES
VOLUME 788, PAGE 422

PLACE OF BEGINNING
(TRACT NO. 3)
FOUND 1/2" IRON ROD AT
THE BASE OF A 4" CONCR.
FENCE CORNER POST

GREGORY J. BYRNE, ET UX
CALLED 15.031 ACRES
VOLUME 788, PAGE 422

PLACE OF BEGINNING
(TRACT NO. 2)
SET 5/8" IRON ROD
WITH PLASTIC ID. CAP
(RPLS 5197)

TRACT NO. 2
1.284
ACRES

MICHAEL FLYNN &
AMY DREYER FLYNN
CALLED 3.898 ACRES
VOLUME 1091, PAGE 94

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 27°59'54" W	100.71'
L2	S 32°39'39" W	64.12'
L3	S 13°24'26" W	64.91'
L4	S 46°53'19" W	48.80'
L5	S 5°40'19" W	160.26'
L6	N 89°49'27" W	56.73'
L7	S 1°59'39" W	205.99'
L8	S 64°20'31" E	25.26'
L9	N 1°59'39" E	205.99'
L10	S 89°49'27" E	56.73'
L11	N 5°40'19" E	160.26'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°33'03"	33.27'	536.88'	S 86°19'28" E	33.27'
C2	22°12'26"	208.09'	536.88'	S 75°28'43" E	208.79'

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°17'04.16" N - LONGITUDE: 96°24'49.72" W (WGS-84).
2. ©-DENOTES A 5/8" IRON ROD SET WITH PLASTIC ID. CAP STAMPED "HODDE & HODDE - RPLS NO. 5197" UNLESS OTHERWISE NOTED ON THE PLAT.
3. THERE WERE SEPARATE METES AND BOUNDS DESCRIPTIONS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
4. A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.

SURVEY MAP

SHOWING A SURVEY OF THREE TRACTS OF LAND CONTAINING 1.284 ACRES OF LAND EACH, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE NESTOR CLAY SURVEY, A-29 AND PART OF THE J. F. PERRY SURVEY, A-93, BEING A RESURVEY OF THE FOLLOWING TRACTS OF LAND: 1.904 ACRES AS DESCRIBED IN THE DEED FROM WALTER GREBE, ET UX, TO NED B. STEWART, ET UX, DATED JUNE 21, 1961, AS RECORDED IN VOLUME 234, PAGE 647, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS; 1.271 ACRES AS DESCRIBED IN THE DEED FROM WALTER GREBE, ET UX, TO NED B. STEWART, ET UX, DATED MAY 3, 1960, AS RECORDED IN VOLUME 227, PAGE 293, IN SAID DEED RECORDS AND 0.656 ACRE AS DESCRIBED IN THE DEED FROM WALTER GREBE, ET AL TO NED B. STEWART, ET UX, DATED MAY 3, 1960, AS RECORDED IN VOLUME 227, PAGE 294, IN SAID DEED RECORDS, ALSO SHOWING A SURVEY OF A 30 FOOT WIDE RIGHT OF WAY EASEMENT CONTAINING 0.253 ACRE OVER AND ACROSS A PORTION OF SAID ORIGINAL 1.904 ACRES TRACT.

CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

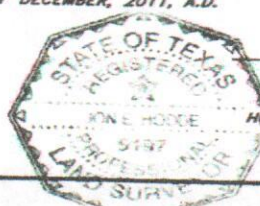
I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF THREE TRACTS OF LAND CONTAINING 1.284 ACRES OF LAND EACH AND A 30 FOOT WIDE RIGHT OF WAY EASEMENT CONTAINING 0.253 ACRE OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 29TH DAY OF DECEMBER, 2011, A.D.

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W. O. NO. 6269 (STEWART6269.DWG/1/MEV) REF: STEWART6269.JOB

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying
613 E. Blue Bell Road - Brenham, Texas 77833
979-836-5681 - 979-836-5683 (Fax)
www.hoddesurveying.com



JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENNHAM, TEXAS 77833
(979)-836-5681