

LINE	BEARING	DISTANCE
L1	S 13°42'03" W	149.13'
L2	N 27°57'38" W	12.87'
L3	S 65°11'42" W	34.98'
L4	N 21°49'21" W	55.69'
L5	S 67°04'53" W	63.83'
L6	N 23°01'49" W	14.21'
L7	N 44°34'11" E	88.67'

SYMBOL LEGEND

- CHAINLINK FENCE
- WIRE FENCE
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT

**NICHOLAS BERKLEY SURVEY
ABSTRACT NO. 36**

COUNTY ROAD 3363
(SE 2nd STREET)

POB

FND 5/8" I.R.
N:6632403.31
E:2500392.76

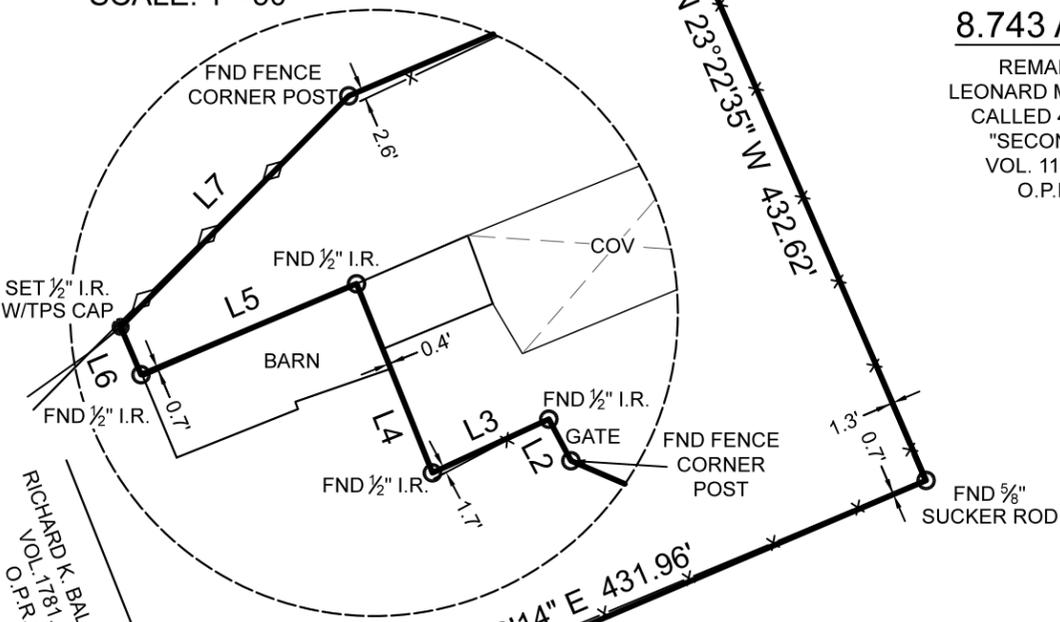
LINDA WOODALL
CALLED 4.000 ACRES
VOL. 747, PG. 691
O.P.R.H.C.T.

8.743 ACRES

REMAINDER OF
LEONARD MAX WOODALL
CALLED 45.64 ACRES
"SECOND TRACT"
VOL. 1109, PG. 496
O.P.R.H.C.T.

STATE OF TEXAS
CALLED 8.745 ACRES
VOL. 1808, PG. 579
O.P.R.H.C.T.

**DETAIL "A"
SCALE: 1"=50'**



RICHARD K. BALDWIN, ET AL
VOL. 1781, PG. 477
O.P.R.H.C.T.

SEE
DETAIL "A"

WESTERLY REMAINDER OF
HAL LEE WOODALL
CALLED 45.73 ACRES
VOL. 1835, PG. 88
O.P.R.H.C.T.

**WYATT BEASLEY SURVEY
ABSTRACT NO. 41**

BOUNDARY & IMPROVEMENT
SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING a 8.743 acre tract situated in the Wyatt Beasley Survey, Abstract Number 41 and the Nicholas Berkley Survey, Abstract Number 36, Hill County, Texas, being the remainder of that certain called 45.64 acre tract described as "Tract 2" in instrument to Leonard Max Woodall, recorded in Volume 1109, Page 496 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 8.743 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	30602
DATE	01/09/2023
DRAWN BY	R.C.
CHECKED BY	DVB / MJW
FIELD CREW	JW
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C0610C HAVING AN EFFECTIVE DATE OF 06/02/2011.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88, GEOID 18, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (TXNC-4202), GRID MEASUREMENTS.

PURCHASER.....
ADDRESS..... CR 3363, HUBBARD, TX 76648
SURVEY..... WYATT BEASLEY, A - 41
SURVEY..... NICHOLAS BERKLEY, A - 36
SUBJECT..... 8.743 ACRES
COUNTY..... HILL

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Firm No. 10083400

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

