



**Formerly Gulf & Interstate
Railway Co. Of Texas
100'-wide R.O.W.**
(original R.O.W. recorded in Vol. 27, Pg. 450, DRJCT)
a portion of abandoned R.O.W. conveyed to
Vivian Broussard Smith et al., recorded in CF 9831966, OPRJCT



LEGEND

	pipeline marker
	fiber optic box
	valve
	pipeline
	chain-link fence
	barbed-wire fence
	Point of Beginning
	Bearings and distances in parenthesis are based on record data.
	Official Public Records of Jefferson Co., Texas
	Real Property Records of Jefferson Co., Texas
	Deed Records of Jefferson Co., Texas

- GENERAL NOTES:**
- This survey was prepared based on the Title Commitment issued by Stewart Title Guaranty Company on April 4, 2022 (effective March 28, 2022), with File No. 1592728.
 - All measured bearings, distances, coordinates, and areas are grid, based on the Texas Coordinate System of 1983 (NAD83), South Central Zone.
 - Bearings and distances shown in parenthesis are based on record information.
 - According to Fern's Flood Insurance Rate Map No. 4803850360, C, Dated August 6, 2002, the subject property is located in Flood Zone "AE" and Flood Zone "X". Flood Zone location is based on scaled FIRM only. Access Surveyors, LLC does not warrant nor subscribe to the accuracy of said FIRM.
 - The common survey line of the L. Hampshire Survey, Abstract No. 667 and the W.D. Cotton Survey, Abstract No. 108 is approximate and was determined based on scaling.
 - A Texas811 Locate Request was made under Ticket No. 2255293223. No underground facilities were marked in response to said ticket at the time of this survey.
 - According to the Railroad Commission of Texas GISviewer (<https://www.rrc.texas.gov/resource-center/research/gis-viewer>), one or more pipeline(s) not shown on this plat exist on the subject property.
 - Pipeline locations shown are based on above ground evidence, existing pipeline markers, record information, and information on the Railroad Commission of Texas GISviewer. No subsurface probing, excavation, or exploration was performed by Access Surveyors, LLC. A Texas811 locate request should be made prior to digging in this area.
 - All set iron rods have plastic cap stamped "Access Surveyors".

- NOTES PERTAINING TO SURVEY RELATED SCHEDULE B ITEMS:**
(Schedule B Items not listed are not survey related.)
- STEWART TITLE - FILE NO. 1592728
- Item 10.d: Pipeline Easement, Right of Way and/or Agreement granted to Spindletop Gas Distribution, by instrument recorded in/under County Clerk's File Number 8436465 of the Official Public Records, Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.e: A Pipeline easement granted to Amoco Gas Company by instrument recorded in/under County Clerk's File Number 9032155 and 9032156 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.f: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 98632558 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.g: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9832559 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.h: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 98032560 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.i: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 98032561 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.j: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9805267, 9805268, and 9831569 of the Official Public Records of Jefferson County, Texas. County Clerk's File Number 9805267: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT. County Clerk's File Number 9805268: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT. County Clerk's File Number 9831569: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.k: All terms, conditions, and provisions of that certain Surface Use Agreement, recorded in/under County Clerk's File Number 2000007780 and 2000007781 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.l: All terms, conditions, and provisions of that certain Access and Easement Agreement, recorded in/under County Clerk's File Number 2013035605 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY.

FIELD NOTE DESCRIPTION - 62.850 ACRES

BEING a 62.850 acre tract of land lying in the L. Hampshire Survey, Abstract No. 667 and the W.D. Cotton Survey, Abstract No. 108, Jefferson County, Texas, being out of and a portion of the remainder of that certain called 50.49 acre tract of land described in an instrument to Thomas Louis Fore et al. of record in Film Code No. 100-63-2487, Real Property Records, Jefferson County, Texas, being all of that certain called 2.61 acre tract of land described in an instrument to Vivian Broussard Smith et al. of record in County Clerk's File No. 9829531, Official Public Records, Jefferson County, Texas, and being all of that certain tract of land described in an instrument to Vivian Broussard Smith et al. of record in County Clerk's File No. 9831966 of said Official Public Records, said 62.850 acres being more particularly described by metes and bounds as follows:

Note: All measured bearings, distances, coordinates, and areas are grid, based on the Texas Coordinate System of 1983 (NAD83), South Central Zone.

BEGINNING at a 1/2-inch iron rod found marking the Northwestern right of way line of State Highway 124 (a.k.a. Fannett Road, right of way width varies), the West line of said L. Hampshire Survey, the East line of the Jos Fannett Survey, Abstract No. 461, the Southeast corner of that certain called 5.000 acre tract of land described in an instrument to Shane Chesson of record in County Clerk's File No. 1999027100, Official Public Records, Jefferson County, Texas, the Southwest corner of said 50.49 acre tract, and being the Southwest corner of the herein described tract, said iron rod having a Texas State Plane Coordinate Value of N: 13,891,124.66, E: 3,457,050.87;

THENCE N 02°42'30" W (called N 00°30'28" E) with the East line of said Jos Fannett Survey, the West line of said L. Hampshire Survey, the East line of said 5.000 acre tract, the Southernmost West line of said 50.49 acre tract, the West line of said 2.61 acre tract, and the West line of the herein described tract, at 663.14 feet (called 663.74 feet) passing a concrete monument found marking the Northwest corner of said 2.61 acre tract and the Southeast line of that certain abandoned 100 foot wide right of way conveyed to Gulf and Interstate Railway Co. of Texas of record in Volume 27, Page 450, Deed Records, Jefferson County, Texas and continuing a total distance of 772.87 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the East line of said Jos Fannett Survey, the West line of said L. Hampshire Survey, the Northwestern line of said abandoned railroad right of way, and being the Northwest corner of the herein described tract;

THENCE N 62°58'36" E with the Northwestern line of said abandoned railroad right of way and the Northwestern line of the herein described tract a distance of 456.10 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking an angle point on the Northwestern line of said abandoned railroad right of way and being an angle point of the herein described tract

THENCE N 63°01'39" E with the Northwestern line of said abandoned railroad right of way and the Northwestern line of the herein described tract a distance of 2,561.68 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the beginning of a curve to the left;

THENCE with the Northwestern line of said abandoned railroad right of way, the Northwestern line of the herein described tract, and along said curve to the left having a Radius of 2,827.69 feet, an Arc Length of 1,670.87 feet, and a chord which bears N 46°01'10" E a distance of 1,646.67 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the Northwestern right of way line of said abandoned railroad right of way and being the North corner of the herein described tract;

THENCE S 61°03'01" E over and across said abandoned railroad right of way and with the Northeast line of the herein described tract a distance of 100.00 feet to a 3/4-inch iron rod found marking the Northwestern right of way line of said State Highway 124, the North corner of said 50.49 acre tract, and being the East corner of the herein described tract;

THENCE S 28°56'59" W (called S 32°03' W) with the Northwestern right of way line of said State Highway 124, a Southeast line of said 50.49 acre tract, and a Southeast line of the herein described tract a distance of 1,248.30 feet (called 1,248.20 feet) to a concrete monument found marking the beginning of a curve to the right;

THENCE with the Northwestern right of way line of said State Highway 124, a Southeast line of said 50.49 acre tract, a Southeast line of the herein described tract, and along said curve to the right having a Radius of 2,653.51 feet, an Arc Length of 732.93 feet, (called 746.89 feet), and a Chord which bears S 36°56'07" W a distance of 730.60 feet to a concrete monument found marking the end of said curve, same being the beginning of a curve to the right;

THENCE with the Northwestern right of way line of said State Highway 124, a Southeast line of said 50.49 acre tract, a Southeast line of the herein described tract, and along said curve to the right having a Radius of 2,343.28 feet, an Arc Length of 680.30 feet (called 679.67'), and a Chord which bears S 53°24'40" W a distance of 677.91 feet to a concrete monument found marking the end of said curve;

FIELD NOTE DESCRIPTION - 62.850 ACRES (CONTINUED)

THENCE with the Northwestern right of way line of said State Highway 124, Southeastly lines of said 50.49 acre tract, and Southeastly lines of the herein described tract the following courses and distances:

S 60°48'54" W (called S 64°42'54" W) a distance of 105.37 feet (called 104.72 feet) to a concrete monument found for corner;

S 60°54'47" W (called S 64°14'17" W) a distance of 294.30 feet (called 295.20 feet) to a 2-inch iron pipe found for corner;

S 64°11'52" W (called S 67°14'00" W) a distance of 415.17 feet to a point for the East corner of that certain called 1.1686 acre tract of land described in an instrument to Spindletop Gas Distribution Corp. of record in County Clerk's File No. 8417178 of said Official Public Records, and being an exterior angle point of the herein described tract, from which a 1/2-inch iron rod found bears N 25°54'05" W a distance of 0.78 feet;

THENCE N 25°54'05" W (called N 23°01'03" W) with the Northeast line of said 1.1686 acre tract and a Southeastly line of the herein described tract a distance of 200.84 feet (called 200.00 feet) to a 1/2-inch iron rod found marking the North corner of said 1.1686 acre tract and being an interior angle point of the herein described tract;

THENCE S 64°11'05" W (called S 66°58'57" W) with the Northwestern line of said 1.1686 acre tract and a Southeastly line of the herein described tract a distance of 308.56 feet (called 309.04 feet) to a 1/2-inch iron rod found marking the West corner of said 1.1686 acre tract and being an interior angle point of the herein described tract;

THENCE S 54°16'48" E (called S 51°37'00" E) with the Northwestern line of said 1.1686 acre tract and a Southeastly line of the herein described tract a distance of 228.41 feet (called 227.79 feet) to a capped iron rod stamped "ACCESS SURVEYORS" set marking the Northwestern right of way line of said State Highway 124, a Southeastly line of said 50.49 acre tract, the West corner of said 1.1686 acre, and being an exterior angle point of the herein described tract;

THENCE S 64°11'52" W (called S 67°14'00" W) with the Northwestern right of way line of said State Highway 124, a Southeastly line of said 50.49 acre tract, and a Southeastly line of the herein described tract a distance of 1,593.51 feet to the POINT AND PLACE OF BEGINNING, containing in area 62.850 acres of land, more or less.

**62.850 Acres Of Land
lying in the
L. Hampshire Survey, Abstract No.
667 and the W.D. Cotton Survey,
Abstract No. 108
Jefferson County, Texas
being out of and a portion of that
certain called 50.49 acre tract
described in Film Code 100-63-2487,
RPRJCT, all of that certain called
2.61 acre tract described in CF
9829531, OPRJCT, & all of that
certain tract of land described in
CF 9831966, OPRJCT**

PREPARED EXCLUSIVELY FOR: **Andrew Michael Dunn**
SURVEYOR'S CERTIFICATION:
I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief.
The fieldwork was completed on April 8, 2022.
Date of Plat or Map: April 12, 2022
Date of Last Revision: April 25, 2022

FOR REVIEW



Scott N. Brackin
Registered Professional Land Surveyor No. 6650