



**METES AND BOUNDS DESCRIPTION OF 1.820 ACRE TRACT**

A TRACT OR PARCEL OF LAND CONTAINING 1.820 ACRES IN THE F. BOBO SURVEY, ABSTRACT 74 IN WALKER COUNTY, TEXAS, BEING A PORTION OF A SO CALLED 2.28 ACRE TRACT RECORDED IN VOLUME 338, PAGE 687 OF THE OFFICIAL RECORDS OF WALKER COUNTY SAID 1.820 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of said 2.28 acre tract, the Southeast corner of the Teh Hurry tract described in Volume 126, Page 71 of the Deed Records of Walker County in the North right-of-way line of Fish Hatchery Road (FM Highway No. 2821 100 ft. right-of-way);

THENCE North 21 degrees 40 minutes 55 seconds East with the West line of said 2.28 acre tract and the East line of said Hurry Tract a distance of 497.12 ft. to a 3/4 inch iron pipe found at the North corner of the herein described tract, the most Westerly corner of the J. R. Knight Tract described in Volume 96, Page 16 of the Deed Records of Walker County and the Southeast corner of the Devey L. Albritton Tract recorded in Volume 282, Page 200 of the Deed Records of Walker County;

THENCE South 31 degrees 58 minutes 54 seconds East with the East line of said 2.28 acre tract and the most Southerly West line of said Knight Tract a distance of 313.89 ft. to a 1/2 inch iron rod found at the most Northerly Southeast corner of the herein described 1.820 acre tract;

THENCE South 67 degrees 59 minutes 35 seconds West crossing over said 2.28 acre tract a distance of 73.72 ft. to a 1/2 inch iron rod found at the Northwest corner of a 0.380 acre Tract 2;

THENCE South 06 degrees 52 minutes 39 seconds West a distance of 61.89 ft. to a 1/2 inch iron rod found at an angle point;

THENCE South 09 degrees 57 minutes 12 seconds East a distance of 70.39 ft. to a 1/2 inch iron rod found at the most Southerly Southeast corner of the herein described tract, the South line of said 2.28 acre tract in the North right-of-way line of said Fish Hatchery Road;

THENCE South 82 degrees 34 minutes 38 seconds West with the South line of said 2.28 acre tract a distance of 288.74 ft. to the PLACE OF BEGINNING and containing 1.820 acres of land and being known as 1012 Fish Hatchery Road, Huntsville, Texas 77340.

**BOUNDARY LAND TITLE:**

**SURVEY OF**  
 1.820 AC. TRACT 1 OF "HOOKER PROPERTY"  
 MINOR PLAT 96 IN THE HOOKER TR. 219439R  
 F. BOBO SURVEY, ABST. No. 74  
 WALKER COUNTY, TEXAS  
 MAP RECORDED IN VOL. 457 PG. 775 OF WALKER CNTY. DEED RECORDS  
 DATE: JAN. 28, 2016, SCALE: 1 INCH = 50 FT.  
**OWNER:**

All American Rty Keller Williams Mary, 936-232-9012.

**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

The undersigned certifies that there are no discrepancies, conflicts, shortages in area, boundaries in conflicts, encroachments, overlapping of improvements, visible rights-of-way and easements, except as shown hereon.

SP3-CALIA, CONDOR  
 Registered Professional Land Surveyor No. 1184

STATE OF TEXAS **CHARLES A. MCKINLEY**

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