



Scale: 1" = 200'

SYMBOL LEGEND

- SET 1/2" IRON ROD W/TPS CAP
- FOUND SURVEY MONUMENT

BEING A 301.335 ACRE TRACT SITUATED IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16 AND THE B.B.B. & C. RR. CO. SURVEY, SECTION 132, ABSTRACT NUMBER 100, HARDIN COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT CERTAIN CALLED 129.41 ACRE TRACT DESCRIBED AS "TRACT A" AND ALL OF THAT CERTAIN CALLED 0.50 ACRE TRACT DESCRIBED AS "TRACT B" AND ALL OF THAT CERTAIN CALLED 14 ACRE TRACT DESCRIBED AS "TRACT C" IN INSTRUMENT TO WADE E. GRAHAM AND MARY ANN GRAHAM, RECORDED IN VOLUME 1164, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS (O.P.R.H.C.T.), ALL OF CERTAIN REMAINDER OF A CALLED 59.50 ACRE TRACT DESCRIBED AS "TRACT 1", ALL OF THAT CERTAIN CALLED 11.10 ACRE TRACT DESCRIBED AS "TRACT 2", ALL OF THAT CERTAIN CALLED 13.680 ACRE TRACT DESCRIBED AS "TRACT 3", ALL OF THAT CERTAIN CALLED 15.00 ACRE TRACT DESCRIBED AS "TRACT 4", ALL OF THAT CERTAIN CALLED 15.00 ACRE TRACT DESCRIBED AS "TRACT 5" AND ALL OF THAT CERTAIN CALLED 26.82 ACRE TRACT DESCRIBED AS "TRACT 6" IN INSTRUMENT TO WADE E. GRAHAM AND MARY ANN GRAHAM, RECORDED IN VOLUME 1164, PAGE 168, O.P.R.H.C.T., ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOTS 8, 9, 11 AND 15, BLOCK C, OF THE COLORADO-BATSON SYNDICATE SUBDIVISION, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 611 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS (O.P.R.H.C.T.), IN INSTRUMENT TO WADE E. GRAHAM AND MARY ANN GRAHAM, RECORDED IN VOLUME 1305, PAGE 1, O.P.R.H.C.T., ALL OF THAT CERTAIN CALLED EAST 61/10 OF AN ACRE OF LOT 10 OF SAID BLOCK C, IN INSTRUMENT TO WADE E. GRAHAM, RECORDED IN VOLUME 1322, PAGE 235, O.P.R.H.C.T., ALL OF LOT 16, OF SAID BLOCK C, DESCRIBED AS "FIRST TRACT" IN INSTRUMENT TO WADE E. GRAHAM AND MARY ANN GRAHAM, RECORDED IN VOLUME 1305, PAGE 40250, O.P.R.H.C.T., SAID TRACT A FURTHER DESCRIBED AS ALL OF LOTS 2, 3 AND 4, BLOCK B, OF SAID SUBDIVISION, ALL OF LOT 1, BLOCK E, OF SAID SUBDIVISION, AND ALL OF LOTS 1 AND 4, BLOCK H, OF SAID SUBDIVISION, SAVE AND EXCEPT THE EAST 16 ACRES OF LOT 4 OF SAID BLOCK H, SAID TRACT B FURTHER DESCRIBED AS THE NORTHERLY PORTION OF LOT 4, OF SAID BLOCK B, SAID TRACT C FURTHER DESCRIBED AS ALL OF LOTS 6, 7, 10, 11 AND THE SOUTH 2 ACRES OF LOT 5, OF BLOCK A, OF SAID SUBDIVISION, SAID TRACT 2 FURTHER DESCRIBED AS LOT 1, BLOCK G, OF SAID SUBDIVISION, SAID TRACT 3 FURTHER DESCRIBED AS ALL OF LOTS 4, 8, 9, 11 AND THE NORTH 0.53 ACRES OF LOT 3 AND THE NORTH 1.03 ACRES OF LOT 5, OF SAID BLOCK A, TRACT 4 FURTHER DESCRIBED AS LOTS 1 AND 4, BLOCK B, SAID TRACT 5 FURTHER DESCRIBED AS LOTS 1 AND 3, OF SAID BLOCK C, SAID TRACT 6 FURTHER DESCRIBED AS ALL OF LOTS 2 AND 3, OF SAID BLOCK E, OF SAID SUBDIVISION, SAID 301.335 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

TEXAS PROFESSIONAL SURVEYING
3022 N. Foster, Commerce, Texas 77385
PH: 281-266-3447 Fax: 281-266-3448
www.surveymatters.com
Firm No. 10080400

PROJECT NUMBER 21383

DATE 4-27-2022

DRAWN BY MN

CHECKED BY MN/SRL

FIELD CREW JWC

REVISION 1 6-28-22

REVISION 2

REVISION 3

REVISION 4

PURCHASER WADE E. GRAHAM AND MARY ANN GRAHAM

ADDRESS STATE HIGHWAY 105

SURVEY WILLIS DONAHOE LEAGUE, A-16

SUBJECT B.B.B. & C. RR. Co. SECTION 132, A-100

RECORDING COLORADO-BATSON SYNDICATE SUBDIVISION

COUNTY VOL. 26, PG. 611, DEED RECORDS



Exhibit Item No.	Owner	Recording	Description
S-1	Wade E. Graham and Mary Ann Graham	Vol. 1164, Pg. 123 O.P.R.H.C.T.	Tract A: Called 129.41 acres; Lots 2 & 3, Block B; Lot 2, Block D; Lot 1, Block E; Lots 1 & 4, Block H, S&E the East 16 acres of Lot 4, Block H
S-2	Wade E. Graham and Mary Ann Graham	Vol. 1164, Pg. 123 O.P.R.H.C.T.	Tract B: Called 0.50 acres; Northernly portion Lot 4, Block B
S-3	Wade E. Graham and Mary Ann Graham	Vol. 1164, Pg. 123 O.P.R.H.C.T.	Tract C: Called 14 acres; Lots 6, 7, 10, 11, and South 2 acres of Lot 5, Block A
S-4	Wade E. Graham and Mary Ann Graham	Vol. 1165, Pg. 168 O.P.R.H.C.T.	Tract 2: Called 11.10 acres; Lot 1, Block G
S-5	Wade E. Graham and Mary Ann Graham	Vol. 1165, Pg. 168 O.P.R.H.C.T.	Tract 3: Called 13.680 acres; Lots 4, 8, 9 & 12; North 0.53 acres of Lot 3, Block A; North 1.03 acres of Lot 5, Block A
S-6	Wade E. Graham and Mary Ann Graham	Vol. 1165, Pg. 168 O.P.R.H.C.T.	Tract 4: Called 28.00 acres; Lots 1 & 4, Block B
S-7	Wade E. Graham and Mary Ann Graham	Vol. 1165, Pg. 168 O.P.R.H.C.T.	Tract 5: Called 15.00 acres; Lots 1 & 3, Block D
S-8	Wade E. Graham and Mary Ann Graham	Vol. 1165, Pg. 168 O.P.R.H.C.T.	Tract 6: Called 26.82 acres; Lots 2 & 3, Block E
S-9	Wade E. Graham and Mary Ann Graham	Vol. 1305, Pg. 1 O.P.R.H.C.T.	Lots 6, 8, 9, 11 & 15, Block C
S-10	Wade E. Graham	Vol. 1322, Pg. 235 O.P.R.H.C.T.	Easterly 61/10 of Lot 10, Block C
S-11	Wade E. Graham and Mary Ann Graham	Vol. 1352, Pg. 322 O.P.R.H.C.T.	First Tract: Lot 16, Block C
S-12	Wade E. Graham and Mary Ann Graham	Vol. 1352, Pg. 322 O.P.R.H.C.T.	Second Tract: South 1/2 of Lot 3, Block C; Lot 7, Block C; West 1/2 of Lot 12, Block C; Lot 14, Block C
S-13	Wade E. Graham	Vol. 1354, Pg. 138 O.P.R.H.C.T.	Easterly 5/10 of Lot 1, Block C
S-14	Wade E. Graham and Mary Ann Graham	Inst. No. 40250 O.P.R.H.C.T.	Sworn Addavit: Called 7.5 acres; Lot 4, Block D
ADJ-1	Michael C. Kindle and Donna L. Kindle	Inst. No. 89861 O.P.R.H.C.T.	called 1.474 acres
ADJ-2	Now or Formerly Fina Oil and Chemical Company	Vol. 835, Pg. 694 O.P.R.H.C.T.	Tract No. Five: Called 13.41 acres; Lot 4, Block E
ADJ-3	William Ard and Victoria Ard	Inst. No. 20803 O.P.R.H.C.T.	Called 15.089 acres
ADJ-4	Lorville E. Burch and Vidor L. Burch	Inst. No. 107910 O.P.R.H.C.T.	Part of Lots 2 & 3, Block H
ADJ-5	Entergy Gulf States, Inc.	NO REC INFO	Batson Substation (Ref. Easement - V. 1231, P. 785)
ADJ-6	Michael C. Kindle and Donna L. Kindle	Vol. 1363, Pg. 86 O.P.R.H.C.T.	Called 0.934 acres
ADJ-7	Dora Hobbs	Vol. 773, Pg. 586 O.P.R.H.C.T.	Called 32,000 sq. ft. out of the northwest corner of Lot 2, Block H
ADJ-8	Richard Dale Childress, Jr.	Vol. 905, Pg. 315 O.P.R.H.C.T.	Called 1.80 acres
ADJ-9	Beneficial Texas, Inc.	Vol. 1528, Pg. 599 O.P.R.H.C.T.	Called 2.17 acres
ADJ-10	Martha Bevil Buchanan Wright and Barbara Ellen Buchanan	Inst. No. 99865 O.P.R.H.C.T.	Tract 1: Called 2 acres; Lot 14, Block C; Called 3.40 acres; Lot 7 & West 1/2 of Lot 10, Block C; Called 1.0 acres - South 1/2 of Lot 3, Block C; Called 1.5 acres - West 1/2 of Lot 12, Block C; Called 2 acres - Lot 5, Block C
ADJ-11	Now or Formerly L.A. Carlton	Vol. 28, Pg. 421 D.R.H.C.T.	Called 1/2 acre; East portion of Lot 12, Block C
ADJ-12	Now or Formerly F. E. Hashaw	Vol. 1344, Pg. 690 O.P.R.H.C.T.	Called 4 acres; West 1-1/2 acres of Lot 2, Block C; Lot 2, Block C; North 1/2 of Lot 3, Block C
ADJ-13	Charles F. Yust, II and Margaret Budro Yust	Vol. 731, Pg. 537 D.R.H.C.T.	Tract 1: Called 3.21 acres
ADJ-14	Saratoga Oil Company	Vol. 1174, Pg. 211 O.P.R.H.C.T.	Tract 1: Called 40 acres, S&E 4.99 acres
ADJ-15	Saratoga Oil Company	Inst. No. 28906 O.P.R.H.C.T.	Tract 2: Lots 1 & 2, Block A
ADJ-16	Batson Entertainment Ventures, LLC	Vol. 1884, Pg. 802 O.P.R.H.C.T.	Tract 10: Called 3.44 acres
ADJ-17	Now or Formerly Lone Acre Oil Co.	NO HCAD ID/NO REC	Called 1 acres
ADJ-18	Batson Entertainment Ventures, LLC	Vol. 1804, Pg. 802 O.P.R.H.C.T.	Tract 4: Called 3.73 acres
ADJ-19	Vanilla Land and Timber, Ltd.	Vol. 1582, Pg. 826 O.P.R.H.C.T.	Tract VII: Called 2 acres
ADJ-20	Saratoga Energy Corporation	Vol. 1057, Pg. 623 O.P.R.H.C.T.	Called 9 acres
ADJ-21	Steward Energy Fund, LLC	Vol. 1980, Pg. 870 O.P.R.H.C.T.	Little & Mitchell 1 Acre; Called 1 acres
ADJ-22	Steward Energy Fund, LLC	Vol. 1980, Pg. 870 O.P.R.H.C.T.	Gulf Spec Tract, Lots 9 & 10, 1, 8. Hooks Subdivision (V. 23, P. 599, D.R.H.C.T.)
ADJ-23	Now or Formerly Crebo Oil Company and KREA, Inc.	Vol. 899, Pg. 203 D.R.H.C.T.	Tract 2: Called 70 acres

301.335 Acres
WADE E. GRAHAM AND MARY ANN GRAHAM
Vol. 1164, Pg. 123
Vol. 1165, Pg. 168
Vol. 1305, Pg. 1
Vol. 1322, Pg. 235
Vol. 1352, Pg. 322
Vol. 1354, Pg. 138
INST. No. 40250
O.P.R.H.C.T.

RUBEN D. WOOD LEAGUE
ABSTRACT NO. 56

COLORADO-BATSON SYNDICATE
SUBDIVISION
VOL. 26, PG. 611
D.R.H.C.T.

WILLIS DONAHOE LEAGUE
ABSTRACT NO. 16

LINE	BEARING	DISTANCE
L1	N 87°10'57" E	155.43'
L2	S 05°56'19" W	264.45'
L3	N 06°15'49" E	263.91'
L4	N 05°59'49" E	264.27'
L5	N 05°59'30" E	263.77'
L6	S 86°21'38" W	100.03'
L7	N 06°00'17" E	250.54'
L8	N 86°20'14" E	69.47'
L9	N 03°43'15" W	224.07'
L10	N 03°18'58" W	297.90'
L11	S 86°36'16" W	195.89'
L12	N 16°06'42" E	235.41'
L13	S 86°35'18" W	196.91'
L14	S 74°16'00" E	241.43'
L15	S 73°24'31" E	113.11'
L16	N 87°05'18" E	193.28'

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.



NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48196C0325F HAVING AN EFFECTIVE DATE OF 10/6/2010.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83, GEOID 18, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921