JOB NO: 1754-25

NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS NORTH CENTRAL (2011) NAD 83 WITH A BEARING OF S 19°03'20" W ALONG THE CENTERLINE OF F.M. 319.
2. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED IN ACCF NO. 2023-4398.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRELIMINARY, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY. EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN OMITTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

FLOOD NOTE:

PROPERTY LIES WITHIN ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48005E 0625D DATED 02-03-2010 BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH

LEGAL DESCRIPTION

TRACT 1

BEING A 6.7997 ACRE TRACT OF LAND OUT OF A 13.598 ACRE TRACT OF LAND, ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN GOSSETT SURVEY, ABSTRACT NO. 308, ANDERSON COUNTY, TEXAS, ALSO BEING A PART OF THAT CERTAIN CALLED 5.43 ACRE TRACT CONVEYED TO S. S. PIERSON IN CAUSE NO. 20309, RECORDED IN VOLUME 8 PAGE 417 D.C.M., ALL OF THAT CERTAIN CALLED 6.43 ACRE TRACT CONVEYED TO S. S. PIERSON BY GLADYS AXUM, OCTOBER 9, 1962, RECORDED IN VOLUME 652 PAGE 33 AND ALL OF THAT CERTAIN CA 5.43 ACRE TRACT CONVEYED TO S. S. PIERSON BY L. F. PIERSON, FEBRUARY 10, 1970, RECORDED IN VOLUME 770 PAGE 109 OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS.

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BEING A 6.7983 ACRE TRACT OF LAND OUT OF A 13.598 ACRE TRACT OF LAND, ALL THAT CERTAIN TRACT OF PARCEL OF LAND BEING A PART OF THE JOHN GOSSETT SURVEY, ABSTRACT NO. 308, ANDERSON COUNTY, TEXAS, ALSO BEING A PART OF THAT CERTAIN CALLED 5.43 ACRE TRACT CONVEYED TO S. S. PIERSON IN CAUSE NO. 20309, RECORDED IN VOLUME 8 PAGE 417 D.C.M., ALL OF THAT CERTAIN CALLED 6.43 ACRE TRACT CONVEYED TO S. S. PIERSON BY GLADYS AXUM, OCTOBER 9, 1962, RECORDED IN VOLUME 652 PAGE 33 AND ALL OF THAT CERTAIN CA 5.43 ACRE TRACT CONVEYED TO S. S. PIERSON BY L. F. PIERSON, FEBRUARY 10, 1970, RECORDED IN VOLUME 770 PAGE 109 OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS.

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SURVEY OF

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SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO ANY ENCUMBRANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on this 13th day of August, 2025 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not obstruct property. Easements, building lines, etc., shown are as identified by:

GF N/A of N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS FRED W. LAWTON 2321 REGISTERED PROFESSIONAL LAND SURVEYOR

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400

Copyright 2025 South Texas Surveying Associates, Inc.

K:\COMMES 2025\1754-25.DWG (BP)

ADDRESS: 0 F.M. 319
ELKHART, TEXAS 77830

REVISIONS:		
NO.	DATE	DESCRIPTION

JOB NO: 1754-25 SCALE: 1" = 60'
DATE: 08-19-25 SHEET 1 OF 1

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
60 0 30 60 120 240
NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IR – IRON ROD
IP – IRON PIPE
CIR – CAPPED IRON ROD
"SIS" – STAMPED SOUTH TEXAS SURVEYING
ACM – ANDERSON COUNTY MAP RECORDS
ACCF – ANDERSON COUNTY CLERKS FILE
ACDR – ANDERSON COUNTY DEED RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
SQ. FT. – SQUARE FEET
ROW – RIGHT OF WAY
BWFD – BARBED WIRE FENCE
UE – UTILITY EASEMENT
– CHAIN LINK FENCE
– CONCRETE
– OVERHEAD ELECTRIC LINES
– WROUGHT IRON FENCE
– WOOD FENCE
– GUY WIRE
– CONCRETE CURB
– CATCH BASIN
– ELECTRIC METER
– ELECTRIC BOX
– CABLE BOX
– ELECTRIC MH
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– MANHOLE
– LIGHT POLE
– MONITORING WELL
– PIPELINE MARKER
– SERVICE POLE
– POWER POLE
– SANITARY MANHOLE
– TELEPHONE PEDESTAL
– TRAFFIC SIGNAL BOX
– TRANSFORMER
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

CALLED 27.355 ACRES
VOL. 1376, PG. 412 ACDR

POINT OF BEGINNING
TRACT 1
POINT OF COMMENCING
TRACT 2
FND. 1/2" IR

S 86°29'29" W 403.06'

SET 5/8" CIR "SIS"

S 03°30'31" E 155.56'

SET 5/8" CIR "SIS"

S 86°29'29" W 500.00'

FND. 1/2" IR BEARS S 52°06' W 0.49'

183.07'

SET MAG NAIL

S 05°38'43" E

SET MAG NAIL

SET 5/8" CIR "SIS"

R=1348.14
L=76.85
Δ=3°15'59"
CB=S 04°00'43" E
CD=76.84

SET MAG NAIL

ASPHALT ROAD

R=1348.14
L=328.81
Δ=13°58'28"
CB=S 04°36'30" W
CD=327.99

SET MAG NAIL

FND. 1" IR BEARS S 60°31' W 0.43'

SET MAG NAIL

FND. 1" IR BEARS N 73°43' E 0.38'

FND. RR SPIKE

FND. 1/2" IR

362.26'

S 86°29'44" W

1003.37'

S 86°29'44" W

FND. 1/2" IR

CALLED 27.355 ACRES
VOL. 1376, PG. 412 ACDR

415.56'

N 03°30'31" W

TRACT 1
6.7997 ACRES
(296,194 SQ. FT.)

895.56'

S 86°30'19" W

N 86°30'19" E 895.56'

POINT OF BEGINNING
TRACT 2

POINT OF COMMENCING
TRACT 2

324.72'

N 03°30'31" W

FND. 1/2" IR

941.87'

N 86°30'19" E

FND. 1/2" IR

CALLED 98.88 ACRES
VOL. 1352, PG. 818 ACDR

POINT OF BEGINNING
TRACT 3

POINT OF COMMENCING
TRACT 4

FND. 1/2" IR

S 86°29'44" W

1003.37'

364.06'

N 03°29'28" W

TRACT 3
9.0186 ACRES
(392,848 SQ. FT.)

CALLED 1.1046 ACRES
VOL. 1070, PG. 341 ACDR

CALLED 98.88 ACRES
VOL. 1352, PG. 818 ACDR

RICHARD A. PIERSON
CALLED 27.294 ACRES
VOL. 2462, PG. 0630 ACDR

CALLED 54.740 ACRES
VOL. 2462, PG. 0630 ACDR

FND. 1/2" IR

N 85°54'06" E
89.87'

S 85°54'06" W 695.56'

FND. 1/2" IR

1154.78'

N 86°29'44" E

FND. 1/2" IR

TRACT 4
5.0149 ACRES
(218,448 SQ. FT.)

SET 5/8" CIR "SIS"

SET MAG NAIL

SET 5/8" CIR "SIS"

SET MAG NAIL

ASPHALT ROAD

N 19°05'20" E 334.32'

N 19°05'20" W 1318.26'

F.M. 319
(70' PUBLIC RIGHT-OF-WAY)

R=1148.92
L=46.32
Δ=2°18'59"
CB=N 07°34'51" E
CD=46.32

N 03°37'36" W 223.86'

ONE STORY METAL BUILDING

48.6'
31.2'
54.6'
54.6'
31.2'
80.7'