



LINE	BEARING	DISTANCE
L-1	N 40°17'57"E	165.86
L-2	S 40°17'57"E	63.07

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD	CH BEARING
C-1	5729.58'	52.12'	0°31'16"	52.12'	N 39°53'50"W
C-2	5679.58'	55.92'	0°33'51"	55.92'	S 39°52'34"E

LAND SURVEY OF:  
1.7921 ACRE OF LAND SITUATED IN THE  
SIDNEY SHEPPERD SURVEY, A-524, WALKER COUNTY, TEXAS  
OUT OF AND A PART OF A 20 ACRE TRACT OF LAND CONVEYED TO  
ANNIE LITTLE BY DEED RECORDED IN VOLUME 166, PAGE 90, DEED RECORDS,  
WALKER COUNTY, TEXAS AND BEING THE SAME TRACT CALLED AS  
1.77 ACRES AS CONVEYED TO JAMES W. AND KATHRYN K. RUSSELL BY  
QUIT CLAIM DEED RECORDED IN VOLUME 1030, PAGE 236,  
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS  
AND ALSO PREVIOUSLY REFERENCED BY DEEDS RECORDED IN  
VOLUME 395, PAGE 516, OFFICIAL PUBLIC RECORDS AND VOLUME 345, PAGE 308, DEED RECORDS,  
WALKER COUNTY, TEXAS

TOGETHER WITH:  
A 0.2531 ACRE TRACT OF LAND BEING THE REMAINDER OF  
THE ANNIE LITTLE 20 ACRE TRACT RECORDED IN VOLUME 166, PAGE 90, DEED RECORDS,  
WALKER COUNTY, TEXAS

PREPARED BY:



NOTE:  
1.) ALL BEARINGS SHOWN HEREON ARE BASED ON RECORD BEARINGS (CURSES) SHOWN AS DESIGN  
AS FOR THE SOUTHERLY LINE OF THE JAMES AND KATHRYN RUSSELL CALLED 1.77 ACRE TRACT OF  
RECORDED IN VOLUME 1030, PAGE 236, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.  
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT OR UPDATED TITLE RECORD  
COMMITMENT, OR AN ABSTRACT OF TITLE AS OF DECEMBER 23, 2019. THERE MAY BE EASEMENTS,  
OR WATER, OR OTHER MATTERS NOT SHOWN HEREON.  
3.) THE CALLED 1.77 ACRE SURVEY TRACT HAS BEEN INTERFERED PROSPECTIVELY TO BE CONTAIN  
A SHIPWRECK SURVEY, A-124, WALKER COUNTY, TEXAS BY PREVIOUS INSTRUMENTS RECORDED IN  
DEED RECORDS, WALKER COUNTY, TEXAS AND VOL. 395, PAGE 516 AND VOL. 1030, PAGE 236, SO  
PUBLIC RECORDS, WALKER COUNTY, TEXAS.  
THE CORRECT ABSTRACT REFERENCE OF THIS PROPERTY IS THE SIDNEY SHEPPERD SURVEY, A-524  
WALKER COUNTY, TEXAS.  
4.) SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER  
ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.  
CH - INDICATES CONTROL MONUMENT  
D.R.W.C. - INDICATES DEED RECORDS, WALKER COUNTY  
O.P.R.W.C. - INDICATES OFFICIAL PUBLIC RECORDS, WALKER COUNTY  
SURVEY WAS PREPARED FOR THE CURRENT OWNERS, JAMES AND KATHRYN RUSSELL  
JOB NO. 22-18  
P.B. NO. 125, PAGE 18-25  
PART 3 OF 3  
PART 1 - METES AND BOUNDS DESCRIPTION OF 1.7921 ACRE TRACT  
PART 2 - METES AND BOUNDS DESCRIPTION OF 0.2531 ACRE TRACT