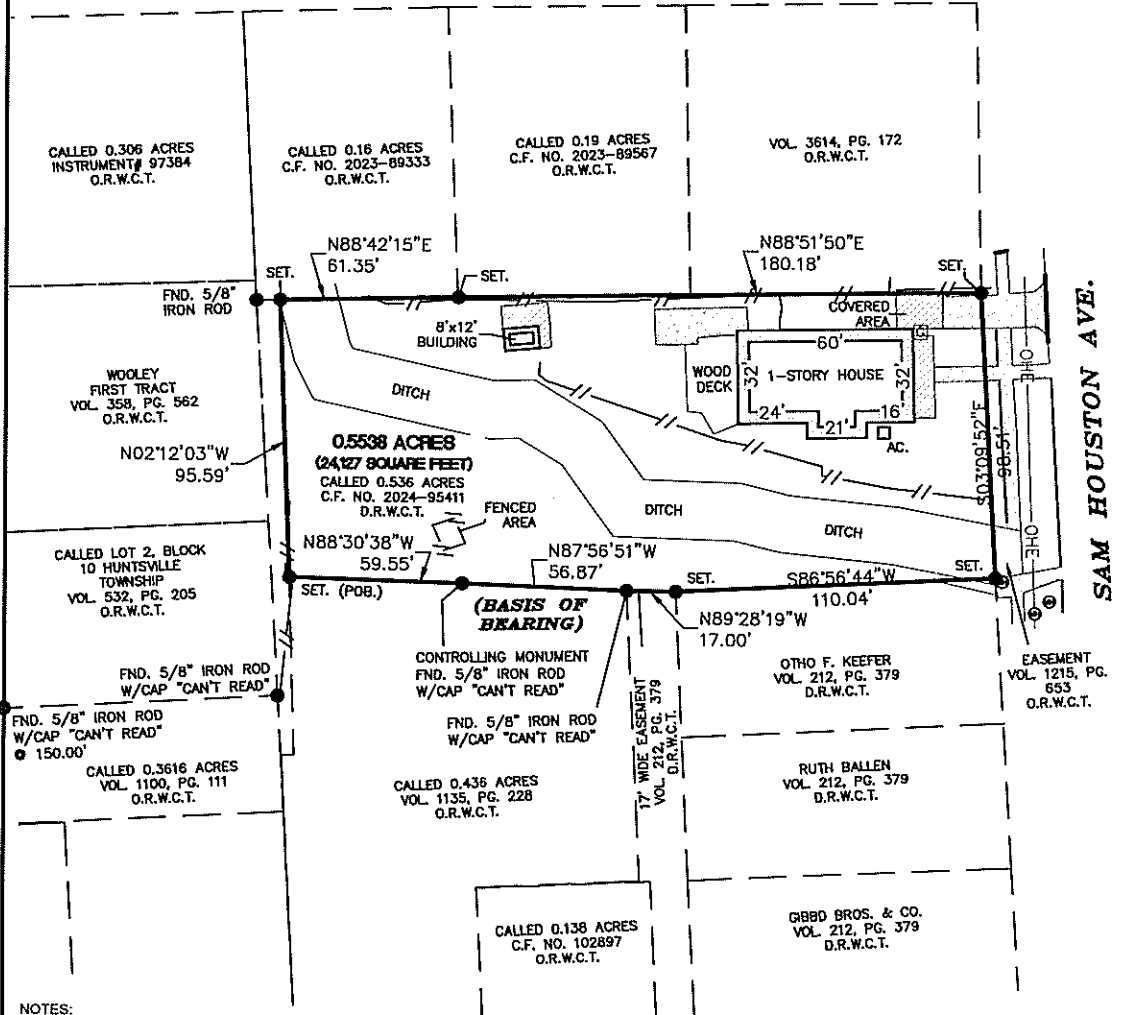




GRAPHIC SCALE
1"=50'

WALKER COUNTY, TEXAS
P. GRAY LEAGUE, ABSTRACT 24



NOTES:

10f. Subject to that certain Easement Agreement for Drainage Easement dated March 11, 2016 from FUMC to Robert Scott Edmiston recorded in Volume 1215, Page 653, Official Records of Walker County, Texas. (As shown)

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE GUARANTY COMPANY, GF NO. 202631139, EFFECTIVE DATE FEBRUARY 2, 2026, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 02/16/26

4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, TEXAS CENTRAL ZONE

5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

PROPERTY ADDRESS:
908 SAM HOUSTON AVE.
HUNTSVILLE, TX 75961

SET= 5/8 INCH IRON ROD
WITH CAP STAMPED
"BOURLAND SURVEYING"

SYMBOL LEGEND	
●	PROPERTY CORNER
⦿	POWER POLE
⊞	WATER METER
⊞	GAS METER
⊞	TELEPHONE PED
⊞	MANHOLE

TO: FIDELITY NATIONAL TITLE GUARANTY COMPANY AND ELISE EATON 401K TRUST

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

03/03/2026
DATE



BOURLAND
LAND SURVEYING, LLC

608 W. WORSHAM ST.
WILLIS, TX 77378
(936)506-2871

TBPLS FIRM REG # 10194525
PROJECT NO. 26034

0.5538 Acres
Walker County, Texas

Being 0.5538 acres (24,127 square feet) of land located in the P. Gray Survey, Abstract 24 in Walker County, Texas and being all that certain called 0.536 acres as recorded in Volume Clerk's File No. 202495411 of the Deed Records of Walker County, Texas; Said 0.752 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to Texas State Plane Coordinates, NAD 83, Texas Central Zone;

BEGINNING at a 5/8 inch iron rod with cap stamped "Bourland Surveying" set for the southwest corner of the herein described tract and the northwest corner of a called 0.436 acres as recorded in Volume 1135, Page 228 of the Official Public Records of Walker County, Texas;

THENCE North 02°12'03" West, along the west line of the herein described tract, a distance of 95.59 feet to a 5/8 inch iron rod stamped "Bourland Surveying" set for the northwest corner of the herein described tract;

THENCE North 88°42'15" East, along the north line of the herein described tract, a distance of 61.35 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying" set for the angle corner of the herein described tract and the southeast corner of a called 0.16 acres as recorded under Clerk's File No. 202389333 of the Official; Records of Walker County, Texas

THENCE North 88°51'50" East, along the north line of the herein described tract, a distance of 180.18 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying" set for the northeast corner of the herein described tract at the west right-of-way of Sam Houston Ave;

THENCE South 03°09'52" East, along the east line of the herein described tract, a distance of 98.51 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying" set for the southeast corner of the herein described tract at the west right-of-way of Sam Houston Ave;

THENCE South 86°56'44" West, along the south line of the herein described tract, a distance of 110.04 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying" set for an angle corner of the herein described tract, the northwest corner of the Otho F. Keefer tract as recorded in Volume 212, Page 379 of the Deed Records of Walker County, Texas and the northeast corner of a called 17.00 foot easement as recorded in volume 212, Page 379 of the Deed Records of Walker County, Texas;

0.5538 Acres
Walker County, Texas

THENCE North 89°28'19" West, along the south line of the herein described tract, a distance of 17.00 feet to a 1/2 inch iron rod found for an angle corner of the herein described tract and the northwest corner of said 17 foot easement;

THENCE North 87°56'51" West, along the south line of the herein described tract, a distance of 56.87 feet to a 1/2 inch iron rod found for an angle corner of the herein described tract;

THENCE North 88°30'38" West, along the north line of the herein described tract, a distance of 59.55 feet to the **POINT OF BEGINNING**, containing 0.8838 acres (24,127 square feet) of land in Walker County, Texas;