

**H.E. McADAMS & SON SURVEYING, INC.**

Registered Professional Land Surveyors  
P.O. Box 5047, Huntsville, Texas 77342  
TBPELS Firm No. 10194425

THE STATE OF TEXAS §

COUNTY OF WALKER §

I, Harold E. McAdams, Registered Professional Land Surveyor No. 2005, do hereby state that the following field notes represent a survey made on the ground of the following described tract or parcel of land located in Walker County, Texas. Coordinates, bearings, distances and areas herein are Grid N.A.D. 1983 (1993), Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of Control Point 7223 having published coordinates of N= 10,217,361.530 feet, E= 3,822,184.964 feet and G.P.S. observations. Distances herein may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.

Being 15.84 acres of land, situated in the THEODORE BENNETT LEAGUE, Abstract No. 68, Walker County, Texas and being all of a called 15.83 acre tract described in a Deed from Brenda Sue Hardy to Bloodworth Living Trust dated January 25, 2004 and recorded in Volume 608, page 496, Official Public Records of Walker County, Texas, said 15.84 acres being more definitely described as follows:

**BEGINNING** at the west corner of said Bloodworth 15.83 acres and an interior corner of a called 393.24 acre tract described in a Deed from G.K. Markham to G.K. Markham, et ux Pamela D. Markham dated September 13, 2001 and recorded in Volume 473, page 221, Official Public, found a 5/8" iron rod with plastic cap stamped "J.S. Moorer RPLS 1572" having coordinates of N= 10,216,659.54 feet and E= 3,821,089.00 feet for corner;

THENCE N 70°06'51"E, with the common boundary of said Bloodworth 15.83 acre and Markham 393.24 acre tracts, a distance of 954.85 feet to their common corner and the west corner of a called 4.6 acre tract described in a Deed from Donald Odel Page to Doris Marie Macon, et al dated October 1, 1993 and recorded in Volume 205, page 699, Official Public Records, found a 1/2" iron rod for corner

THENCE S 21°24'24"E, with the most westerly northeast line of said Bloodworth 15.83 acres and the southwest line of said Macon 4.6 acre tract, a distance of 693.72 feet to their common corner, found a 5/8" iron rod for corner;

THENCE N 70°12'11"E, with the most easterly northwest line of said Bloodworth 15.83 acres and the southeast line of said Macon 4.6 acre tract, a distance of 287.15 feet to their common corner in a southwest right-of-way line of U.S. Highway No. 75, found a 5/8" iron rod for corner;

THENCE S 20°33'49"E, with the most easterly northeast line of said Bloodworth 15.83 acres and a southwest right-of-way line of U.S. Hwy. 75, a distance of 78.33 feet to the east corner of said Bloodworth tract and the north corner of a called 3.25 acre tract described in a Deed from John Karl Hardy to Walker County Emergency Services District Number 2 dated September 8, 2016 and recorded in Volume 1239, page 625, Official Public Records in the southwest right-of-way of said U.S. Hwy. 75, set a 5/8" iron rod with plastic cap for corner;

THENCE S 70°17'12"W, with the most easterly southeast line of said Bloodworth 15.83 acres and the northwest line of said Walker County Emergency Services 3.25 acre tract, a distance of 415.91 feet to their common corner in the northeast line of the residue of a called 18.429 acre tract described in a Deed from the Estate of Morris D. Bolton to Bunny Gwen Unterreiner dated October 26, 2018 and recorded in Volume 1352, page 359, Official Public Records, set a 5/8" iron rod with plastic cap for corner;

THENCE N 20°20'13"W, with the common boundary of said Bloodworth 15.83 acre and Unterreiner residue of 18.429 acre tracts, a distance of 78.30 feet to their common corner, found a 5/8" iron rod for corner;

THENCE S 70°37'16"W, continuing with the common boundary of said Bloodworth and the Unterreiner tracts, a distance of 824.01 feet to their common corner in the northeast line of said Markham 393.24 acre tract, found a 5/8" iron rod for corner from which found a pine stump S 37°W- 2.8 feet to its center;

**EXHIBIT "A"**

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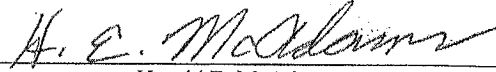
THENCE N 21°37'38"W, with the most westerly southwest line of said Bloodworth 15.83 acres and a northeast line of said Markham 393.24 acre tract, a distance of 685.73 feet to the **POINT OF BEGINNING**.

NOTE:

Plastic caps referenced herein are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams R.P.L.S. No. 2005".

Surveyed April 10, 2023.

Signed



Harold E. McAdams

Reg. Prof. Land Surveyor No. 2005

April 10, 2016

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EXHIBIT "A"

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**NOTES:**

1. Coordinates, bearings, distances and areas surveyed hereon are Grid NAD 83 (1993), Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of control point 7223 having published coordinates of N= 10,217,561.530 feet, E= 3,822,184.964 and G.P.S. observations. Distances herein may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
2. Plastic caps referenced hereon are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams, R.P.L.S. No. 2005", unless otherwise noted.
3. This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 481042 0525D and Map No. 48471C0525D dated August 16, 2011.
4. This survey was completed without an Abstract of Title. There may be easements and other matters not shown.



PLAT OF SURVEY OF

**BLOODWORTH LIVING TRUST  
15.83 ACRE TRACT**

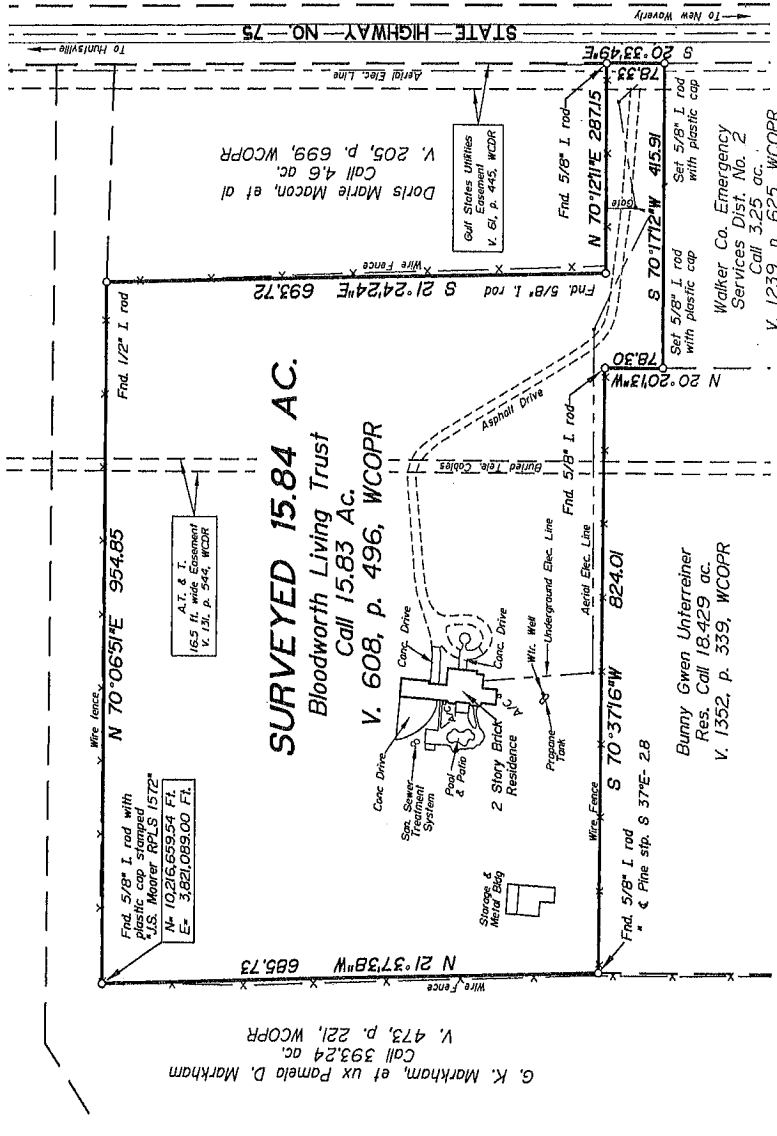
**CITY OF HUNTSVILLE, E.T.J.  
THEODORE BENNETT LGE., A-68  
WALKER COUNTY, TEXAS**

APRIL 2023

SCALE: 1" = 200 FEET

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TSPSLS Firm No. 10194425

23026



I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

Signed *H. E. McAdams*

Harold E. McAdams  
Reg. Prof. Land Surveyor No. 2005  
April 10, 2023

EXHIBIT "A"  
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G. K. Markham, et ux Pamela D. Markham  
Call 393,24 ac  
V. 473, p. 221, WCOPR

**SURVEYED 15.84 AC.**  
Bloodworth Living Trust  
Call 15.83 Ac.  
V. 608, p. 496, WCOPR

Fnd. 5/8" I. rod with plastic cap stamped U.S. Mower RPLS 1572  
N= 10216.65954 Ft.  
E= 3,822,089.00 Ft.

A.T. & T.  
16.5 ft. Easement  
V. 131, p. 544, WCOPR

Doris Marie Macon, et al  
Call 4.6 ac  
V. 205, p. 699, WCOPR

Golf Stakes (Mikes Easement)  
V. 61, p. 445, WCOPR

Bunny Gwen Unterreiner  
Res. Call 18,429 ac.  
V. 1352, p. 339, WCOPR

Walker Co. Emergency Services Dist. No. 2  
Call 3,25 ac.  
V. 1239, p. 625, WCOPR