

B. M. McCowan Estate
24 Acres
Vol. 974, Pg. 817, O.R.

HOPWELL ROAD

S 82°40'37" E 1319.75'

Set 5/8" iron rod w/plastic cap

Find 5/8" iron rod w/plastic cap

Unknown Owner

N 07°42'39" E 990.28'

- SURVEYED 30.13 ACRES -

Scot F. Carter
Family Trust
Inst No. 54375 O.R.

S 07°43'35" W 999.21'

Thomas Abraham
Called 104.7 Acres
Vol. 1065, Page 817 O.R.

N 82°17'21" W 1319.44'

Katie Phillio
Called 30 Acres
Partition Plat: Vol. 247, Pg. 476 D.R.

Set 5/8" iron rod w/plastic cap

Set 5/8" iron rod w/plastic cap

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown herein.

Signed

[Signature]
JOE A. FULLER
R.P.L.S. No. 4066
March 24, 2026



NOTES:

1. Bearings based on deed call for the east line of Scot Fitzgerald Carter Family Trust (S07°43'35") per Instrument No. 54375 OR.
2. This plat was performed under GF No. ATCH-70F-ATCH26149688-NB, issued March 12, 2026.



PLAT OF SURVEY OF

**SCOT FITZGERALD CARTER
FAMILY TRUST
30.13 ACRES**

In the J. CULP SURVEY, A-132
Walker County, Texas

March, 2026

Scale: 1" = 100 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM 10122400
Huntsville, Texas
FILE: CARTER Family Trust 30ac Hopewell Rd \2026\

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Being **30.13** acres of land, more or less, situated in the J. Culp Survey, Abstract No. 132 of Walker County, Texas and being the same tract described as a called 30 acre tract in a Warranty Deed from Thomas Melvin McGowen to The Scot Fitzgerald Carter Family Trust, dated January 27, 2020 and recorded under Instrument Number 54375 of the Official Records of Walker County, Texas, said **30.13** acres being more definitely described as follows:

BEGINNING at the southeast corner of said Carter 30 acre tract, same being in the west line of a called 104.7 acre tract described in a Deed from Myra Beth Wilson Adams to Thomas Abraham, dated March 21, 2013 and recorded in Volume 1065, Page 817 of the Official Records of Walker County, Texas, and also being the northeast corner of a called 30 acre tract as described in a unrecorded partition to Katie Phillio per plat recorded in Volume 247, Page 476, Deed Records of Walker County, Texas, set a 5/8" iron rod with plastic cap for the southeast corner of the 30.13 acre tract herein described;

THENCE **N82°17'21"W**, with the south line of said Carter 30 acre tract and the north line of said Phillio 30 acre tract, for a distance of **1,319.44** feet to the southwest corner of said Carter 30 acre tract, same being the northwest corner of said Phillio 30 acre tract, set a 5/8" iron rod with plastic cap for the southwest corner of the 30.13 acres herein described;

THENCE **N07°42'39"E**, with the west line of said Carter 30 acre tract, for a distance of **990.28** feet to the northwest corner of said Carter 30 acre tract, said corner being in the south line of a called 24 acre tract described in a Deed to B. M. McCowan Estate, recorded in Volume 974, Page 817 of the Official Records of Walker County, Texas, set a 5/8" iron rod with plastic cap for the northwest corner of the 30.13 acre tract herein described;


THENCE **S82°40'37"E**, with the north line of said Carter 30 acre tract and the south line of said McCowan 24 acre tract, for a distance of **1,319.75** feet to the northeast corner of said Carter 30 acre tract, same being in the west line of said Abraham 104.7 acres, found a 5/8" iron rod with plastic cap for the northeast corner of the 30.13 acre tract herein described;

THENCE **S07°43'35"W**, with the east line of said Carter 30 acre tract and the west line of said Abraham 104.7 acre tract, for a distance of **999.21** to the **PLACE OF BEGINNING**.

Surveyed March, 2026.



Signed _____


JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400

