

SCALE: 1"=60'

St of Tx
146/86
COMMENCING AT NEC QC SUBD
TH N 55° 22' 04" W 350.15'
N 54° 22' 11" W 52.73-POB

~~QUAIL CREEK~~
(UNRECORDED)

17 SUBD.) **18**

HUTSON ABSTRACT
File No. 18293
Restrictive Covenants: 460/263, 498/305
B.10.k. Trinity Wat Supp Esm't 198/68 (blkt)
B.10.l. 15' Trln Wat Supp Esm't 625/798 (blkt)

FOXCROFT
LANE

QUADRANT SOLUTIONS
P.O. 1343 WILLIS, TX 77378
(936) 856-8989
PROJECT NO. 512520

0.46A

0.47A

G.W. WILSON
A-630

A-630



LAND TITLE SURVEY
FOR: RICKY T. PIERCE
& REBECCA L. PIERCE
2082 F.M. 356
TRINITY, TEXAS 75862

TRACT ONE:
BEING A 0.47 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. WILSON SURVEY, ABSTRACT NO. 630, TRINITY COUNTY, TEXAS, ALSO KNOWN AS LOT A OF QUAIL CREEK SUBDIVISION, AN UNRECORDED SUBDIVISION OF 40.29 ACRES. (VOLUME 288, PAGE 83 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS). SAID 0.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

TRACT TWO:
BEING A 0.46 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. WILSON SURVEY, ABSTRACT NO. 630, TRINITY COUNTY, TEXAS, ALSO KNOWN AS LOT NINETEEN (19) OF QUAIL CREEK SUBDIVISION, AN UNRECORDED SUBDIVISION OF 40.29 ACRES. (VOLUME 288, PAGE 83 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS). SAID 0.46 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found

03 July 2020

~~Michael C. Warren
Registered Professional Land Surveyor No. 1035~~

FIELD NOTE DESCRIPTION
TRACT ONE
0.47 ACRE IN THE GEORGE W. WILSON SURVEY, A-630
LOT A OF QUAIL CREEK SUBDIVISION (UNRECORDED)
TRINITY COUNTY, TEXAS

BEING A 0.47 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. WILSON SURVEY, ABSTRACT No. 630, TRINITY COUNTY, TEXAS, ALSO KNOWN AS LOT A OF QUAIL CREEK SUBDIVISION, AN UNRECORDED SUBDIVISION OF 40.29 ACRES, (VOLUME 288, PAGE 83 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS), SAID 0.47 TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEASTERLY CORNER OF QUAIL CREEK SUBDIVISION AND SAID 40.29 ACRE PARENT TRACT, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 356;

THENCE WITH THE SOUTHERLY LINE OF F.M. 356 THE FOLLOWING COURSES:

NORTH 55° 22' 04" WEST 350.15 FEET TO A 1/2 INCH IRON ROD IN THE NORTHERLY LINE OF LOT B;

NORTH 54° 22' 11" WEST 52.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF LOT B (DESCRIBED IN DEED TO ROBERT WALDROP, VOLUME 910, PAGE 35 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS) AND NORTHEASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.46 ACRE TRACT;

THENCE DEPARTING F.M. 356 WITH THE WESTERLY LINE OF LOT B SOUTH 33° 42' 08" WEST 204.54 FEET TO A 1/2 INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF LOT B, NORTHWESTERLY CORNER OF LOT 20 AND NORTHEASTERLY CORNER OF LOT 19;

THENCE NORTH 55° 48' 02" WEST 100.00 FEET TO A 3/4 INCH IRON PIPE FOR THE NORTHWESTERLY CORNER OF LOT 19 AND SOUTHEASTERLY CORNER OF LOT 1 (JOHN AND VOLANDA KAUFMAN, VOLUME 968, PAGE 273 OFFICIAL RECORDS;

THENCE WITH KAUFMAN'S LOT 1 NORTH 33° 43' 01" EAST 207.04 FEET TO A 5/8 INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 356;

THENCE WITH THE SOUTHERLY LINE OF F.M. 356 SOUTH 54° 22' 11" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.47 ACRE OF LAND BASED ON A SURVEY MADE ON THE GROUND 03 JULY 2020 AND SHOWN ON SURVEY PLAT No. 512520 OF SAME DATE.

REVISED 07-10-2020



FIELD NOTE DESCRIPTION
TRACT TWO
0.46 ACRE IN THE GEORGE W. WILSON SURVEY, A-630
LOT NINETEEN (19) OF QUAIL CREEK SUBDIVISION (UNRECORDED)
TRINITY COUNTY, TEXAS

BEING A 0.46 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. WILSON SURVEY, ABSTRACT No. 630, TRINITY COUNTY, TEXAS, ALSO KNOWN AS LOT NINETEEN (19) OF QUAIL CREEK SUBDIVISION, AN UNRECORDED OF 40.29 ACRES, (VOLUME 288, PAGE 83 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS), SAID 0.46 TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEASTERLY CORNER OF QUAIL CREEK SUBDIVISION AND SAID 40.29 ACRE PARENT TRACT, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 356;

THENCE WITH THE SOUTHERLY LINE OF F.M. 356 THE FOLLOWING COURSES:

NORTH 55° 22' 04" WEST 350.15 FEET TO A 1/2 INCH IRON ROD IN THE NORTHERLY LINE OF LOT B;

NORTH 54° 22' 11" WEST 52.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF LOT B (DESCRIBED IN DEED TO ROBERT WALDROP, VOLUME 910, PAGE 35 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS) AND NORTHEASTERLY CORNER OF LOT A (SURVEYED THIS SAME DAY);

THENCE DEPARTING F.M. 356 WITH THE WESTERLY LINE OF LOT B SOUTH 33° 42' 08" WEST 204.54 FEET TO A 1/2 INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF LOT B, NORTHWESTERLY CORNER OF LOT 20, THE NORTHEASTERLY CORNER OF LOT 19 AND POINT OF BEGINNING;

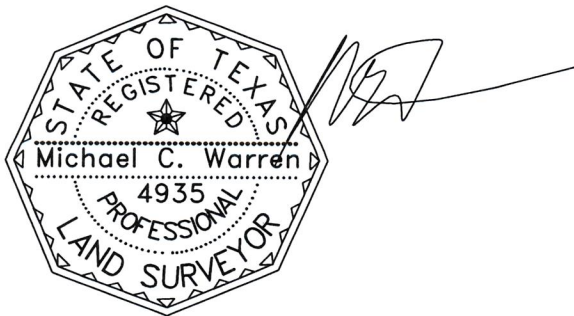
THENCE WITH THE WESTERLY LINE OF WALDROP'S LOT 20 SOUTH 34° 30' 27" WEST 200.00 FEET TO A 1/2 INCH IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF FOXCROFT LANE;

THENCE WITH THE NORTHERLY LINE OF FOXCROFT LANE NORTH 55° 48' 02" WEST 100.00 FEET TO A 1/2 INCH IRON ROD FOR THE SOUTHEASTERLY CORNER OF LOT 18 (JOHN AND VOLANDA KAUFMAN, VOLUME 968, PAGE 273 OFFICIAL RECORDS);

THENCE WITH KAUFMAN'S LOT 18 NORTH 34° 30' 27" EAST 200.00 FEET TO A 3/4 INCH IRON PIPE FOR THE SOUTHWESTERLY CORNER OF SAID LOT A;

THENCE WITH THE SOUTHERLY LINE OF LOT A SOUTH 55° 48' 02" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.46 ACRE OF LAND BASED ON A SURVEY MADE ON THE GROUND 03 JULY 2020 AND SHOWN ON SURVEY PLAT No. 512520 OF SAME DATE.



REVISED 07-10-2020