



BLACKALLER ENGINEERING

Civil Engineering, Surveying
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STATE OF TEXAS
COUNTY OF GREGG

FIELD NOTES OF 0.479 ACRE OF LAND

Being 0.479 acre of land situated in the Reuben Cole Survey, A-153, Harrison County, Texas and being out of the eastern part of that certain tract, called 0.966 acre, described in deed from Amber Powell to Chads Carpet Care, LLC recorded in Document No. (Doc. No.) 2021-000013869, in the Office of the County, Clerk, Harrison County, Texas (OCCHCT) and being more particularly described as follows:

BEGINNING at a capped (RPLS 4606) 1/2" steel rebar found in the south right-of-way (ROW) line of State Highway 154 (SH 154) for the NE Corner of said 0.966 acre tract, same being an exterior ell corner of the Marlene Whitehead Wendel 4.35 acres tract (Deed Reference: Doc. No. 2019-000014267, OCCHCT) and being the NE Corner of this tract;

THENCE: S 29 deg 54' 47" W, with an interior line of said 4.35 acres tract and with the east line of said 0.966 acre tract, 179.44 feet, to a capped (RPLS 4606) 1/2" steel rebar found for an interior ell corner of the 4.35 acres tract, same being the SE Corner of the 0.966 acre tract and the SE Corner of this tract;

THENCE: N 54 deg 32' 04" W, with the lower northeast line of said 4.35 acres tract and with the south line of the 0.966 acre tract, 115.45 feet, to a capped (RPLS 4445) 3/8" steel rebar set for the SW Corner of this tract from which a 1/2" steel rebar found in the south ROW line of SH 154 for the westernmost corner of the 0.966 acre tract bears N 54 deg 32' 04" W, 283.95 feet;

THENCE: N 18 deg 09' 46" E, across said 0.966 acre tract, 141.44 feet, to a capped (RPLS 4445) 3/8" steel rebar set in the curved south ROW line of SH 154 for the NW Corner of this tract and being S 78 deg 39' 08" E, along a chord, 183.77 feet, from a capped (RPLS 4606) 1/2" steel rebar found for angle point in said ROW line at a point which is 50 feet right of Highway Centerline Station 1311+00;

THENCE: Continuing with said ROW line, along a curve to the right, having a radius of 1382.39 feet, an arc length of 146.84 feet, and a chord which bears S 71 deg 47' 52" E, 146.77 feet, to the POINT OF BEGINNING and containing 0.479 acre of land.

SURVEYOR'S CERTIFICATE

I, Gary E. Blackaller, Registered Professional Land Surveyor No. 4445, do hereby certify that the above field notes and attached plat correctly represent the results of a survey made on the ground by personnel under my supervision. This survey substantially complies with the current Land Surveying Practice Act and Rules as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Witness my Hand and Official Seal, this 3rd day of May 2022.


Gary E. Blackaller, RPLS No. 4445



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