

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HL&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - IR - IRON ROD
  - CIR - CAPPED IRON ROD
  - STS\* - STAMPED SOUTH TEXAS SURVEYING
  - TCSF - TRINITY COUNTY CLERKS FILE
  - TCDR - TRINITY COUNTY DEED RECORDS
  - TCMR - TRINITY COUNTY MAP RECORDS
  - PGB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SD, FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - - BARBED WIRE FENCE
  - - CHAIN LINK FENCE
  - - CONCRETE
  - - COVERED CONCRETE
  - - OVERHEAD ELECTRIC LINES
  - - WOOD FENCE
  - - WROUGHT IRON FENCE
  - - GUY WIRE
  - - CATCH BASIN
  - - CABLE BOX
  - - ELECTRIC BOX
  - - ELECTRIC MH
  - - FIRE HYDRANT
  - - FIBER OPTIC MARKER
  - - FLAG POLE
  - - GAS METER
  - - GAS VALVE
  - - CURB INLET
  - - LIGHT POLE
  - - MANHOLE
  - - MONITORING WELL
  - - PIPELINE MARKER
  - - POWER POLE
  - - SERVICE POLE
  - - SANITARY MANHOLE
  - - STORM MANHOLE
  - - TELEPHONE PEDESTAL
  - - TRANSFORMER
  - - TRAFFIC SIGNAL BOX
  - - TRAFFIC SIGNAL POLE
  - - UNDERGROUND CABLE MARKER
  - - WATER WELL
  - - WATER METER
  - - WATER VALVE
  - - BENCHMARK

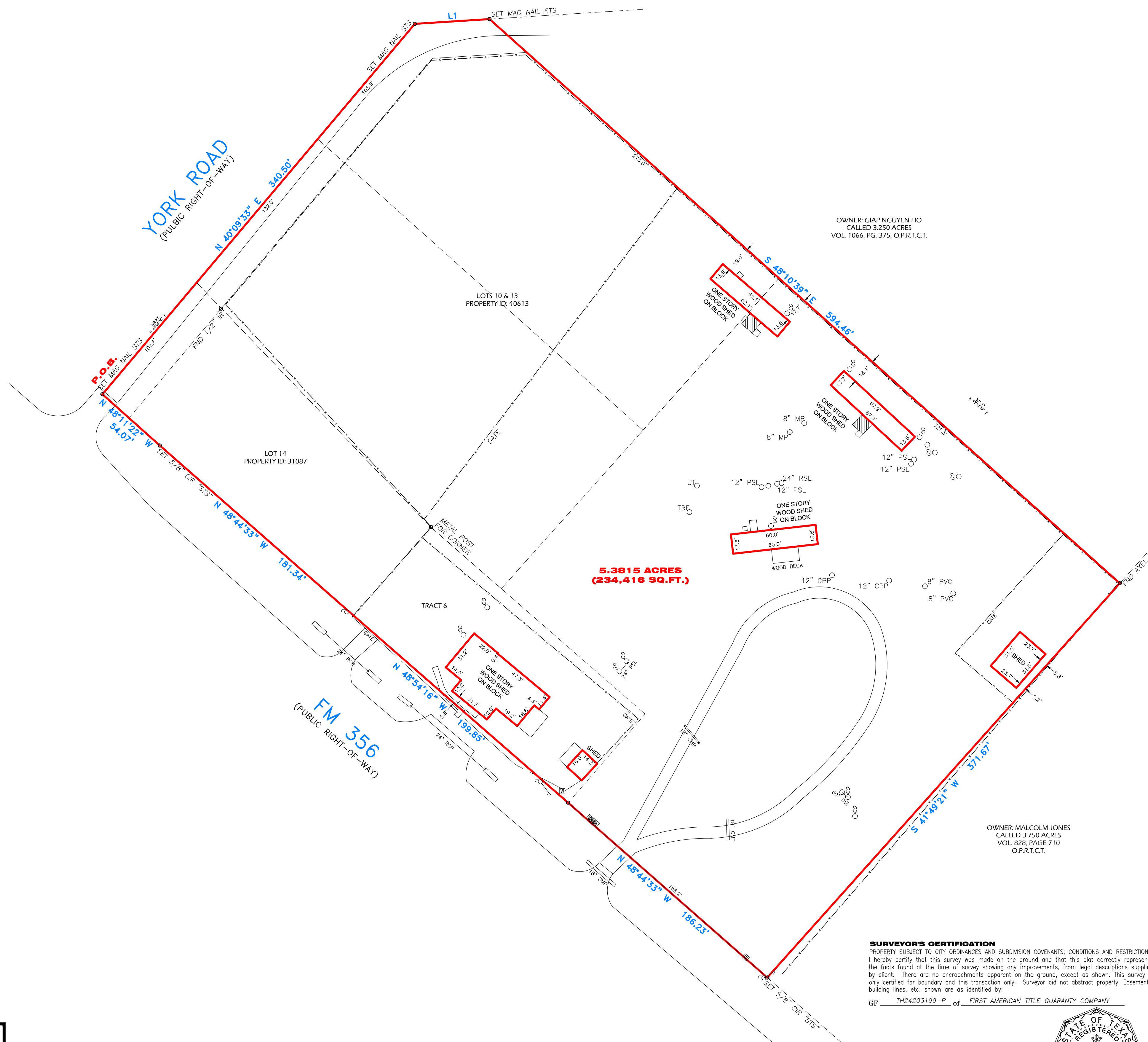
**LINE TABLE**

NO.	BEARING	LENGTH
L1	N 86°21'19" E	52.58'

- NOTES:**
- ALL BEARING SHOWN HEREON ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL ZONE.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. TH24203199-P OF FIRST AMERICAN TITLE GUARANTY COMPANY. EFFECTIVE DATE: JUNE 7, 2024.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

**FLOOD NOTE:**

PROPERTY LIES WITHIN FLOOD ZONE 0000, ACCORDING TO F.I.R.M. MAP NO. 0000 0000, DATE 00-00-00, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



**LEGAL DESCRIPTION**

5.3815 ACRE TRACT OUT OF THE AM DE LA GARZA SURVEY, ABSTRACT NO. 24, SITUATED IN TRINITY COUNTY, TEXAS, SAID 5.3815 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET ON THE SOUTHEAST LINE OF YORK ROAD (PUBLIC RIGHT-OF-WAY) AND THE NORTHEAST LINE OF FM 356 (PUBLIC RIGHT-OF-WAY);

THENCE NORTH 40 DEGREES 09 MINUTES 33 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID YORK ROAD, A DISTANCE OF 340.50 FEET TO A MAG NAIL SET AT THE WESTERLY END OF A CORNER CUTBACK;

THENCE NORTH 86 DEGREES 21 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF SAID YORK ROAD, A DISTANCE OF 52.58 FEET TO A MAG NAIL SET AT THE EASTERLY END OF THE AFOREMENTIONED CORNER CUTBACK;

THENCE SOUTH 48 DEGREES 10 MINUTES 39 SECONDS EAST, ALONG THE SOUTHWEST LINE OF A CALLED 3.250 ACRE TRACT AS DESCRIBED IN VOLUME 1066, PAGE 375 OF THE OFFICIAL PUBLIC RECORDS OF TRINITY COUNTY, TEXAS, A DISTANCE OF 594.46 FEET TO AN AXEL FOUND FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41 DEGREES 49 MINUTES 21 SECONDS WEST, ALONG THE NORTHWEST LINE OF A CALLED 3.750 ACRE TRACT AS DESCRIBED IN VOLUME 828, PAGE 710 OF THE OFFICIAL PUBLIC RECORDS OF TRINITY COUNTY, TEXAS, A DISTANCE OF 371.67 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE NORTHEAST LINE OF SAID FM 356;

THENCE ALONG THE NORTHEAST LINE OF SAID FM 356, THE FOLLOWING 4 COURSES AND DISTANCES:

NORTH 48 DEGREES 44 MINUTES 33 SECONDS WEST, A DISTANCE OF 186.23 FEET TO A POINT;

NORTH 48 DEGREES 54 MINUTES 16 SECONDS WEST, A DISTANCE OF 199.85 FEET TO A POINT;

NORTH 48 DEGREES 44 MINUTES 33 SECONDS WEST, A DISTANCE OF 181.34 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING";

NORTH 48 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 54.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3815 ACRES (234,416 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER: GIAP NGUYEN HO  
CALLED 3.250 ACRES  
VOL. 1066, PG. 375, O.P.R.T.C.T.

OWNER: MALCOLM JONES  
CALLED 3.750 ACRES  
VOL. 828, PAGE 710  
O.P.R.T.C.T.

5.3815 ACRES  
(234,416 SQ. FT.)

**SURVEYOR'S CERTIFICATION**  
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF TH24203199-P of FIRST AMERICAN TITLE GUARANTY COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

**SURVEY OF**

5.3815 ACRE TRACT OUT OF THE AM DE LA GARZA SURVEY, ABSTRACT NO. 24, SITUATED IN TRINITY COUNTY, TEXAS, SAID 5.3815 ACRE TRACT.

ADDRESS: 14669, 14657 & 14597 FARM TO MARKET ROAD 356 TRINITY, TEXAS 75862

REVISIONS:

NO.	DATE	DESCRIPTION

SITE:

JOB NO: 1242-24      SCALE: 1" = 40'  
DATE: 08-13-24      SHEET 1 OF 1

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400

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