

0.0858 Acres
Trinity County, Texas

Being 0.0858 acres (3,739 square feet) of land located in the G.W. Wilson Survey, Abstract Number 628 in Trinity County, Texas and being all of Lot 12, Block four (4) in the City and County of Trinity as recorded in Volume "J", Page 109, of the Deed Records of Trinity County, Texas; Said 0.0858 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to plat recorded in Volume "J", page 109 of the deed records of Trinity County, Texas;

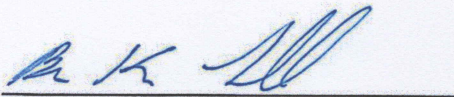
BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 2053", found for the Southeast corner of the herein described tract and the northeast corner of Lot 11 at the west line of a called 20-foot alley.

THENCE South $86^{\circ}46'49''$ West, along the South line of the herein described tract and the north line of Lot 12, a distance of 124.88 feet to a point for the southwest corner of the herein described tract;

THENCE North $03^{\circ}15'41''$ West, along the west line of the herein described tract and the east right-of-way State Highway 19 (Robb St.), a distance of 29.85 feet to a found mag-nail for the northwest corner of the herein described tract and the southwest corner of Lot 13 at the east right-of-way of State Highway 19;

THENCE North $86^{\circ}41'45''$ East, along the north line of the herein described tract and the south line of Lot 13, passing a 5/8" iron rod with cap stamped "RPLS 2053" set for a reference at 101.50 feet, then continuing for a total distance of 124.87 feet to a found 5/8" iron rod with cap stamped "RPLS 2053" for the northeast corner of the herein described tract and the southeast corner of Lot 13 at the west line of a called 20 foot alley;

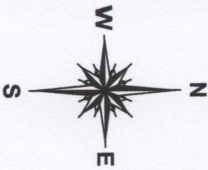
THENCE South $03^{\circ}16'34''$ East, along the east line of the herein described tract and the west line of a called 20-foot alley, a distance of 30.04 feet to the **POINT OF BEGINNING**, containing 0.0858 acres (3,739 square feet) of land in Trinity County, Texas;



Brian K. Lunell, R.P.L.S. #5954



STATE HWY 19
(ROBB ST.)
100' R.O.W



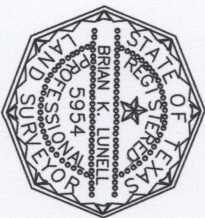
BEING ALL OF LOT TWELVE (12), BLOCK (4),
OF THE CITY OF TRINITY, TRINITY COUNTY,
TEXAS, AS SHOWN BY THE MAP OR PLAT
THEREOF RECORDED IN CABINET J, PAGE 109
OF THE PLAT RECORDS OF TRINITY COUNTY,
TEXAS

SYMBOL LEGEND	
●	PROPERTY CORNER
—●—	POWER POLE
—W—	WATER METER
—G—	GAS METER
—T—	TELEPHONE PED

CONTROLLING MONUMENT
FND. 5/8" IRON ROD W/CAP
"RPLS 2053"

20' ALLEY

(BASIS OF BEARING)



BOURLAND
LAND SURVEYING, LLC
15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264
TBRIS FIRM REG # 10194525
PROJECT NO. 23211

BRIAN K. LUNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5954 - STATE OF TEXAS
DATE 01/08/2024

PROPERTY ADDRESS:
113 N. ROBB ST.
TRINITY, TX 75662

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1b,
CONDITION III SURVEY.

1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO
ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED
EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO
ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR
OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE
LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS,
SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL
ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR
ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 11/03/23
4. BASIS OF BEARING IS BASED ON RECORDED PLAT.
5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH
IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO
ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

GEORGE W WILSON SURVEY, ABSTRACT 628

TRINITY COUNTY, TEXAS

GRAPHIC SCALE
1"=20'

