



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
6.002 ACRES
IN THE ANDREW J. BEARD SURVEY, ABSTRACT NO. 67
WALKER COUNTY, TEXAS

BEING a 6.002 acre tract of land situated in the Andrew J. Beard Survey, Abstract No. 67, Walker County, Texas, being all of that certain called 6.01 acre tract described in instrument to Raymond Lupau, recorded in Volume 650, Page 67 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 6.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southeasterly margin of State Highway 19 (SH 19), for the common westerly corner of said 6.01 acre tract and a called 0.50 acre tract described as "Tract 2" in instrument to Danica Sullivan and Lucas Reese, recorded in Volume 1269, Page 568, O.R.W.C.T., being the southwesterly corner of the herein described 6.002 acre tract;

THENCE North 37°53'05" East, with the northwesterly line of said 6.01 acre tract, along the southeasterly margin of said SH 19, at a distance of 50.32 feet, pass a calculated point from which a concrete monument found for reference bears North 52°06' West, 3.0 feet, in all, 360.59 feet, to a 5/8 inch iron rod found for the common westerly corner of said 6.01 acre tract and a tract shown to be owned by Frank Doggett, per Walker County Appraisal District (WCAD) ID No. 21341, being the northwesterly corner of the herein described 6.002 acre tract;

THENCE South 77°23'42" East, 610.60 feet, with the common line of said 6.01 acre tract and said Doggett tract, and continuing, along the apparent common line of said Beard Survey and the H. Doggett Survey, Abstract No. 660, with the common line of said 6.01 acre tract and a tract described in instrument to Grand Prix Pipeline LLC, recorded in Volume 1343, Page 19, O.R.W.C.T., to a 5/8 inch iron rod with cap found for the apparent common corner of said Beard and Doggett Surveys, and a common corner of said 6.01 acre tract, said Grand Prix Pipeline LLC tract, and a called 3.08 acre tract described in instrument to Robert A. Thompson, recorded in Volume 407, Page 332, O.R.W.C.T., being the northeasterly corner of the herein described 6.002 acre tract;

THENCE South 22°01'44" West, with a westerly line of said 3.08 acre tract, the westerly line of a called 2.79 acre tract described in instrument to Robert and Ellen Thompson, recorded in Volume 520, Page 301, O.R.W.C.T., a called 2.61 acre tract described in instrument to Richard Rush, recorded in Volume 385, Page 792, O.R.W.C.T., and a called 2.25 acre tract described in instrument to Richard Rush, recorded in Volume 449, Page 688, O.R.W.C.T., at a distance of 170.54 feet, pass a 5/8 inch iron rod found for the common westerly corner of said 2.79 acre tract and said 2.61 acre tract, at a distance of 330.50 feet, pass a calculated point for the common westerly corner of said 2.61 acre tract and said 2.25 acre tract, from which a 5/8 inch iron rod found for reference bears South 67°58' East, 0.4 feet, at a distance of 393.56 feet, pass a calculated point from which a 5/8 inch iron rod found for reference bears South 67°58' East, 0.3 feet, in all, 461.95 feet, to a 5/8 inch iron rod found for the common corner of said 6.01 acre tract, said 2.25 acre tract, a called 2.26 acre tract described in instrument to R&M Breaux Real Property, LLC., recorded in Volume 1249, Page 488, O.R.W.C.T., and a called 4.97 acre tract shown to be owned by George Brent Wilson, per WCAD ID No. 15357, being the southeasterly corner of the herein described 6.002 acre tract;

THENCE North 66°44'10" West, 701.04 feet, with the northeasterly line of said 4.97 acre tract and said 0.50 acre tract, common to the southwesterly line of said 6.01 acre tract, to the **PLACE OF BEGINNING**;

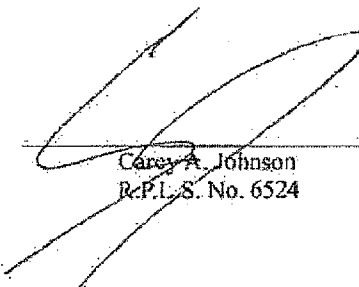
CONTAINING a computed area of 6.002 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 8, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number A210-02.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

January 10, 2019
Date




Carey A. Johnson
R.P.L.S. No. 6524

INSTRUCTIONS FOR Wills, Edward J & Catherine M :

Please give this page to your Escrow or Closing Attorney and get the signature of the Seller of the property you are buying.

**SELLER S NOTICE OF ASSIGNMENT BY BUYER AND
INSTRUCTIONS TO THE SETTLEMENT AGENT HANDLING EXCHANGER S PURCHASE**

Please complete and fax to 858-332-1777:

Date: January 11, 2019
Exchange Number: 2019-0007
Property Street: 2702-2704 Appian Way
Property City, State Zip: New Caney, TX 77357
Settlement Agent: Peggy Hager, Chicago Title
Escrow Name or No.: CTT19702985

(Exchanger) has entered into an Exchange Agreement with 1031 EA, LLC, (QI). QI will function in this transaction as a Qualified Intermediary in order to complete a like-kind exchange of Exchanger s interest within the meaning of Section 1031 of the Internal Revenue Code.

Exchanger has assigned all rights, title, interest and obligations as Buyer under the above referenced escrow to 1031 EA, LLC (QI). QI has accepted the position of Buyer herein and agrees to complete this transaction pursuant to its terms in accordance with said escrow instructions.

QI is acting as the Buyer in this transaction solely as an accommodation to the Exchanger. QI has not released QI from any and all liability regarding the physical or financial condition, value or history of the property, or the condition of title, and any representations made by any party to the transaction. Seller hereby agrees that any dispute regarding the subject property shall be settled between the Exchanger and Seller. Seller agrees not to name QI as a party to any legal action regarding the subject property.

The parties authorize and instruct the settlement agent as follows:

1. DEED: Confirm that the conveyance deed (Grant Deed, Warranty Deed, etc.) for subject property is drawn directly in favor of the Exchanger per their instructions.

2. NEW FINANCING: In the event your instructions call for the creation of new financing, all loan documents shall be executed by Exchanger.

3. DO NOT PERMIT RECORDING OF THE DEED until you have received this document executed by the Seller(s).

4. HUD/CLOSING STATEMENT: Please show 1031 Funding & Reverse Corp. as Exchange Accommodation Titleholder for Wills, Edward J & Catherine M . Please fax a copy of the closing statement to the QI at 858-332-1777 or e-mail to docs@1031exchangeadvantage.com, and mail a copy to the Exchanger.

5. FUNDING: Please fax wire instructions to 1031 EA, LLC three (3) business days prior to needing funds. PLEASE NOTE: SAME DAY REQUESTS ARE SUBJECT TO A \$150 RUSH CHARGE.

6. WIRING INSTRUCTIONS: Please make all disbursements to QI via wire as follows:

Pacific Premier Bank
333 South Grand Ave. Ste. 3580
Los Angeles, CA 90071
For credit to 1031 EA, LLC
Routing Number # 322285781
Account # 310000039
Exchange # 2019-0007

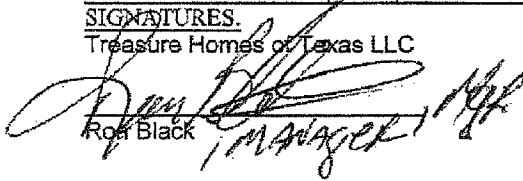
7. CANCELLATION: In the event the Exchange Agreement is cancelled for any reason, then upon written notification by QI to Settlement Agent, this Assignment is revoked and the above referenced escrow shall proceed as originally set out therein.

Seller signature(s) consenting to assignment required prior to recording of deed.

This document is to be signed by the Seller of the property the Exchanger is buying. IRS DOES NOT ACCEPT ELECTRONIC

SIGNATURES.

Treasure Homes of Texas LLC


Ron Black
Manager

Date 1/16/19

Texas Professional Surveying

3032 North Frazier
 Conroe, TX 77303
 936-756-7447

Invoice

Date	Invoice #
1/10/2019	1915034

Bill To
AG Custom Homes

PAID
 01/16/2019

CREW	P.O. No.
JS	

Description	Amount
Boundary & Improvement Project: A210-02- 1915034 Address: 3192 SH 19 Tract: 15.2 Acres: 6.01 County: Walker Sales Tax	1,350.00T
	111.38

Payment Due Upon Receipt Thank you for your business.	Total	\$1,461.38
	Payments/Credits	-\$1,461.38
	Balance Due	\$0.00