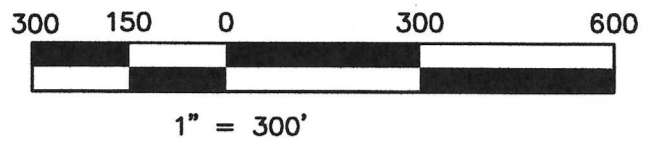


Camp Creek Surveying, Inc.  
 106 South Main  
 P.O. Box 40  
 Saint Jo, Texas 76265  
 (940)995-2977  
 campcreeksurveying@yahoo.com  
 Texas Firm #10016900

Prepared for: Paula Tullos  
 Prepared; May, 2021

Bearing based on G.P.S. Texas  
 State Plane North-Central  
 Zone 4202 converted to feet.



**10.12 Acres of Land & Access/Utility Easement**  
**M. Rucker, Survey, A-259 (SJ County) A-337 (Liberty County)**  
**San Jacinto County, Texas**

Plat of 10.12 Acres in the M. Rucker Survey, A-259 (San Jacinto County), A-337 (Liberty County), located about 4 miles west of Cleveland but in San Jacinto County, Texas. This is part of the land described in the Special Warranty Deed to Jacob Bowers of record as Instrument #20208060 Official Records, San Jacinto County, Texas.

Fnd. 3/4" I.R.  
 by W.P. Cr.

Meekins Road  
 S66° 14' 50" E 487.12'

X-Tie Cr. &  
 BEGINNING

S.I.R.  
 WW  
 #2020044790

#2020044790  
 Ex. D <1.66 Ac>

Ahmed Resorts, Inc.  
 #20208059 SJ Co

Lilly Bunyard  
 08-6025 SJ Co

Mary Margaret Blake  
 08-6027 SJ Co

F.I.R. by W.P. Cr.

S.I.R.

F.I.R. (5815)  
 Conc & Brass Mon.

N5° 52' 55" E  
 297.66'

N3° 25' 48" W 924.82'

N2° 40' 11" W 709.35'

S.I.R.  
 #2020044790  
 Ex. E <2.64 Ac>

10.12 Acres

S3° 19' 15" E 979.91'

Jacob Bowers  
 #20208060, San Jacinto Co. TX

M. Rucker  
 A-259 (San Jacinto Co)  
 A-337 (Liberty Co)

S. Lusk  
 A-196

S2° 40' 35" E  
 60.07'

S.I.R.

West 60.10'

S.I.R.

West 351.58'

S.I.R. in Fence

S.I.R. in Fence

John & Mary Ann Dalton  
 #20208061 SJ Co

Harold Ray Newsom  
 Tr 1 <144.29 Ac>  
 #2001-7025 SJCo  
 1923/92 Liberty Co DR

Harold Ray Newsom  
 Tr 3 <52.59 Ac>  
 #2001-7025 SJCo  
 1923/92 Liberty Co DR

JC Devers  
 A-168

Approximate

San Jacinto Co  
 Liberty Co

Approximate

- Old Republic National Title Insurance Co #21-2236
- e. Easement Kirby Lumber 128/558 DR
- g. ROW Entergy Gulf States #04-4629
- i. Easement Charles & Naomi Grimes 1131/494  
 (Not located near this property).
- j. ROW Entergy Gulf States 1674/863
- k. ROW Entergy Gulf States 1846/521 OPR
- m. ROW Entergy Gulf States #2006003893
- n. Access Drive & Utility Easement #2020044790
- o. Private Water Well Agreement #2020044790

#2020044790  
 Ex. D <1.66 Ac>

#2020044790  
 Ex. E <2.64 Ac>

David & Chesley Russo  
 <106.040 Ac>  
 #2018-017940 Liberty Co



I, *Ira J. Schoppa* (Ira J. Schoppa), R.P.L.S. #5599, certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, TSPS Standard Survey. See attached Field Notes.

R. Roberts

A-253 (San Jacinto Co)  
 A-332 (Liberty Co)

# CAMP CREEK SURVEYING, INC.

105 S. Main  
P.O. Box 40  
Saint Jo, Texas 76265  
TBPLS Firm #10016900

Ira J. Schoppa, R.P.L.S. #5599  
Prepared for: Paula Tullos

Phone: (940) 995-2977

THE STATE OF TEXAS \*  
COUNTY OF SAN JACINTO\*  
\*

## 10.12 Acres of Land & Access/Utility Easement M. Rucker, Survey, A-259 (SJ County) A-337 (Liberty County) San Jacinto & Liberty Counties, Texas

Field Notes of 10.12 Acres in the M. Rucker Survey, A-259 (San Jacinto County), A-337 (Liberty County), located about 4 miles west of Cleveland but in San Jacinto County, Texas. This is part of the land described in the Special Warranty Deed to Jacob Bowers of record as Instrument #20208060 Official Records, San Jacinto County, Texas. This land is further described as;

BEGINNING at an old crosstie fence corner in the south line of Meekins Road and at the northwest corner of the Lilly Bunyard property (08-6025 SJCoTX) at the northern northeast corner of the property described herein and located 487.12 Feet S66°14'50" East of a found 3/4 inch iron rod at the northwest corner of the Ahmed Resorts property (#20208059 SJCoTX) said iron rod being on or near the common line of the M. Rucker Survey, A-259 and the S. Lusk Survey, A-196 and being approximately 3400 feet north of the southwest corner of the M. Rucker Survey;

THENCE South 3°26'19" East, along or near a wire fence and with the Bunyard property a distance of 894.05 Feet to a found iron rod by a wood fence corner post for corner;

THENCE North 84°10'44" East, along or near a wire fence and with the south line of the Bunyard property a distance of 296.17 Feet to a found concrete and brass monument for corner;

THENCE South 3°19'15" East, along or near a wire fence a distance of 979.91 Feet to a set iron rod for corner;

THENCE West, a distance of 351.58 Feet to a set iron rod for inner corner;

THENCE South 2°40'35" East, a distance of 60.07 Feet to a set iron rod in the north line of the Dalton property (#20208061 SJCoTX);

THENCE West, a distance of 60.10 Feet to a set iron rod for inner corner of the Dalton property;

THENCE North 2°40'11" West, a distance of 709.35 Feet to a set iron rod for corner at the northeast corner of the Dalton property;

THENCE North 5°52'55" East, with the east line of the Ahmed Resorts property a distance of 297.66 Feet to a set iron rod for corner;

THENCE North 3°25'48" West, a distance of 924.82 Feet to a set iron rod in the southern line of Meekins Road for corner;

THENCE South 66°14'50" East, with the southern line of Meekins Road a distance of 67.44 Feet to the place of BEGINNING.

The aforescribed tract contains 10.12 Acres of land with a double wide, and a very large steel framed/fabric barn located on it. The address of the parent tract for this property is 1431 Meekins Road, Cleveland, TX. To be reserved from this property for the use of others is the following described 2.64 Are tract.

**2.64 Acres Access/Utility Easement**  
**M. Rucker, Survey, A-259 (SJ County) A-337 (Liberty County)**  
**San Jacinto County, Texas**

Field Notes of 2.64 Acres of land in the M. Rucker Survey, A-259, located about 4 miles west of Cleveland but in San Jacinto County, Texas. This is part of the land described in the Special Warranty Deed to Jacob Bowers of record as Instrument #20208060 Official Records, San Jacinto County, Texas and is the same tract as that 2.64 Acres Access/Utility Easement described in said Bowers Deed. This land is further described as;

BEGINNING at an old crosstie fence corner in the south line of Meekins Road and at the northwest corner of the Lilly Bunyard property (08-6025 SJCoTX) at the northern northeast corner of the property described herein and located 487.12 Feet S66°14'50" East of a found 3/4 inch iron rod at the northwest corner of the Ahmed Resorts property (#20208059 SJCoTX) property description and on or near the common line of the M. Rucker Survey, A-259 and the S. Lusk Survey, A-196 and being approximately 3400 feet north of the southwest corner of the M. Rucker Survey southwest corner;

THENCE South 3°26'19" East, along or near a wire fence and with the Bunyard property a distance of 894.05 Feet to a found iron rod by a wood fence corner post for corner;

THENCE South 5°48'36" West, a distance of 301.24 Feet to a wood post with a mag-spike driven in its top for corner;

THENCE South 2°40'35" East, passing a set iron rod at 649.27 feet in all a distance of 709.29 Feet to a set iron rod for corner in the north line of the Dalton property (#20208061 SJCoTX);

THENCE West, a distance of 60.10 Feet to a set iron rod same being the southwest corner of the above-described 10.12 Acre tract and inner corner of the Dalton property;

THENCE the following 4 calls with the western/north line of the Jacob Bowers property;

1. THENCE North 2°40'11" West, with an eastern line of the Dalton property a distance of 709.35 Feet to a set iron rod;
2. THENCE North 5°52'55" East, with the Ahmed Resorts property (#20208059 SJCoTX) a distance of 297.66 Feet to a set iron rod;
3. THENCE North 3°25'48" West, continuing with the Ahmed Resorts property a distance of 924.82 Feet to a point in the south line of Meekins Road;
4. THENCE South 66°14'50" East, with the south line of Meekins Road a distance of 67.44 Feet to the place of BEGINNING.

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I, *Ira J. Schoppa* 5-14-2021 (Ira J. Schoppa), R.P.L.S. #5599, certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4, TSPS Standard Survey. See attached Plat.

