



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

65.028 ACRES

IN THE BERNARD BUSHEN SURVEY, ABSTRACT NUMBER 103, AND THE ETHAN ALLEN SURVEY, ABSTRACT NUMBER 1 WALKER COUNTY, TEXAS

BEING a 65.028 acre tract of land situated in the Bernard Bushed Survey Abstract Number 103, and the Ethan Allen Survey, Abstract Number 1, Walker County, Texas, being comprised of all of that same called 61.46 acre tract described in instrument to Hiram E. Minick and Grace Minick Revocable Living Trust, recorded in Volume 385, Page 772 of the Official Records of Walker County, Texas (O.R.W.C.T.), and all of that same called 1 acre tract described in instrument to Hiram E. Minick and Grace Minick Revocable Living Trust, recorded in Volume 385, Page 777, O.R.W.C.T., said 65.028 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found, bent, in the easterly margin of McGilberry Road for the common westerly corner of said 61.46 acre tract and Harmon Creek. Section 1 as shown on the map or plat thereof, recorded in Volume 1, Page 71 of the Plat Records of Walker County, Texas (P.R.W.C.T.), being the westerly northwest corner of the herein described 65.028 acre tract;

THENCE with the common line between said 61.46 acre tract and said Section 1, the following three (3) courses and distances:

- 1) North 56°35'58" East, 1949.36 feet, to a ½ inch iron rod with cap found for corner;
- 2) North 32°07'16" West, 493.73 feet, to a 5/8 inch iron rod found for corner;
- 3) North 56°14'53" East, at a distance of 85.39 feet, pass a 5/8 inch iron rod found for reference, at a distance of 301.55 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 356.55 feet, to a calculated point in the approximate centerline of a creek for a northwesterly corner of the herein described 65.028 acre tract;

THENCE with the meanders of said creek, the easterly line of said 61.46 acre tract, the following eighteen (18) courses and distances:

- 1) South 48°22'02" East, 28.08 feet, to a calculated point for corner;
- 2) North 65°41'37" East, 59.48 feet, to a calculated point for corner;
- 3) North 48°39'42" East, 277.77 feet, to a calculated point for corner;
- 4) South 88°34'11" East, 212.50 feet, to a calculated point for corner;
- 5) South 33°46'37" East, 155.95 feet, to a calculated point for corner;
- 6) South 02°32'11" West, 151.28 feet, to a calculated point for corner;
- 7) South 23°14'11" East, 213.13 feet, to a calculated point for corner;
- 8) South 44°34'12" East, 103.82 feet, to a calculated point for corner;
- 9) South 00°29'34" East, 40.12 feet, to a calculated point for corner;
- 10) South 86°57'02" West, 46.49 feet, to a calculated point for corner;
- 11) North 82°14'49" West, 131.19 feet, to a calculated point for corner;
- 12) South 26°29'49" West, 244.11 feet, to a calculated point for corner;
- 13) South 14°38'00" West, 203.91 feet, to a calculated point for corner;
- 14) South 28°55'38" East, 119.94 feet, to a calculated point for corner;
- 15) South 82°52'58" East, 58.15 feet, to a calculated point for corner;

- 16) North 79°05'57" East, 135.56 feet, to a calculated point for corner;
- 17) South 70°13'25" East, 105.22 feet, to a calculated point for corner;
- 18) South 64°20'37" East, 349.35 feet, to a calculated point in the northwesterly margin of Wood Farm Road for the southeasterly corner of said 61.46 acre tract and the herein described 65.028 acre tract;

THENCE South 67°19'52" West, with the northwesterly margin of said Wood Farm Road, the southeasterly line of said 61.46 acre tract, at a distance of 75.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 79.00 feet, the beginning of an existing fence, thence continuing with the northwesterly margin of said Wood Farm Road, the southeasterly line of said 61.46 acre tract, along and with said fence, in all, a total distance of 432.24 feet, to a fence corner post found for corner;

THENCE in a southwesterly direction, with the northwesterly margin of said Wood Farm Road, the southeasterly line of said 61.46 acre tract, along and with said fence the following three (3) courses and distances:

- 1) South 60°16'33" West, 523.30 feet, to a fence corner post found for corner;
- 2) South 54°22'23" West, 673.00 feet, to a fence corner post found for corner;
- 3) South 57°04'28" West, 1064.92 feet, to a fence corner post found at the intersection of the northwesterly margin of said Wood Farm Road with the northeasterly margin of said Wood Farm Road, for a southeasterly corner of said 61.46 acre tract, being the southerly southeast corner of the herein described 65.028 acre tract;

THENCE North 80°14'35" West, 563.27 feet, with the northeasterly margin of said Wood farm Road, the southwesterly line of said 61.46 acre tract and said 1 acre tract, continuing along and with said fence, to a fence corner post found at the intersection of the northeasterly margin of said Wood Farm Road with the easterly margin of said McGilberry Road for a southwesterly corner of said 1 acre tract and the herein described 65.028 acre tract;

THENCE North 19°38'27" West, 26.64 feet, with the easterly margin of said McGilberry Road, a westerly line of said 1 acre tract, continuing along and with said fence, to a fence corner post found for a southwesterly corner of said 1 acre tract and the herein described 65.028 acre tract;

THENCE North 09°38'07" East, 62.07 feet, continuing with the easterly margin of said McGilberry Road, a westerly line of said 1 acre tract, along and with said fence, to a fence corner post found for a southwesterly corner of said 1 acre tract and the herein described 65.028 acre tract;

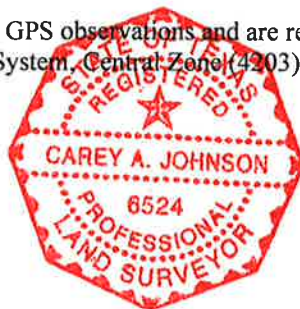
THENCE North 11°50'26" East, 619.64 feet, continuing with the McGilberry Road, the westerly line of said 1 acre tract and said 61.46 acre tract, along and with said fence, to the **POINT OF BEGINNING**.

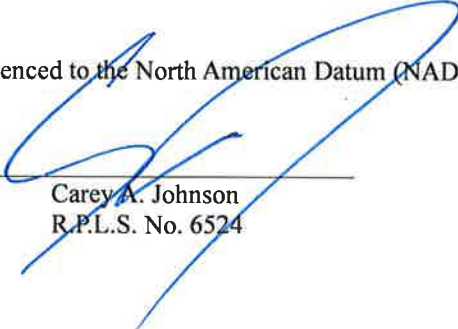
CONTAINING a computed area of 65.028 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 24, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number W370-01.

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).

October 6, 2020
Date




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