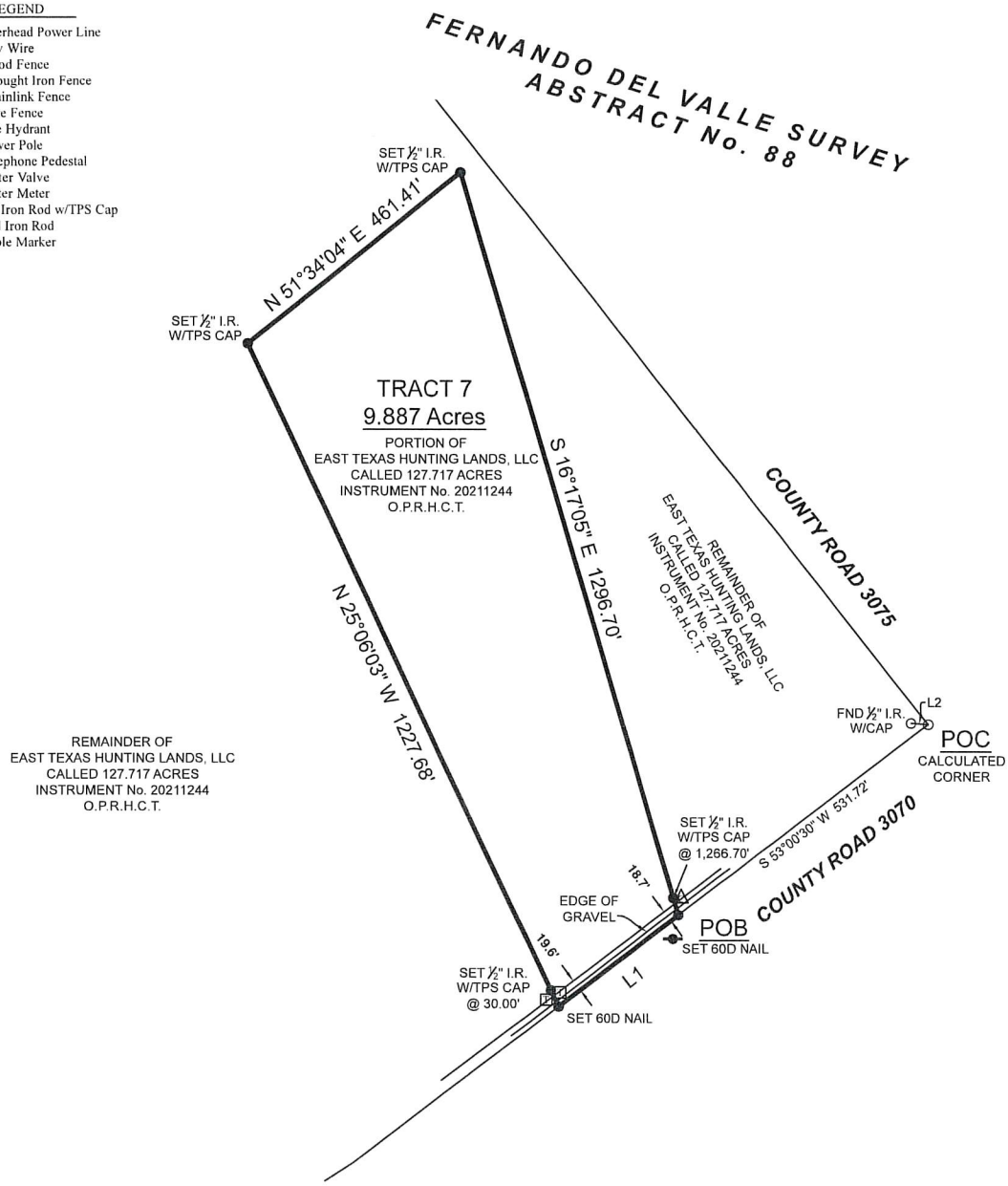




LINE	BEARING	DISTANCE
L1	S 53°00'30" W	255.73'
L2	N 85°58'01" W	28.75'



- SYMBOL LEGEND**
- P - Overhead Power Line
  - G - Guy Wire
  - // - Wood Fence
  - XXX - Wrought Iron Fence
  - XX - Chainlink Fence
  - X - Wire Fence
  - \* - Fire Hydrant
  - □ - Power Pole
  - □ - Telephone Pedestal
  - □ - Water Valve
  - □ - Water Meter
  - ● - Set Iron Rod w/TPS Cap
  - ○ - Fnd Iron Rod
  - △ - Cable Marker



BOUNDARY SURVEY

BEING a 9.887 acre tract of land situated in the Fernando Del Valle Survey, Abstract Number 88, Houston County, Texas, being a portion of that certain called 127.717 acre tract described in instrument to East Texas Hunting Lands, LLC, recorded under Instrument Number 20211244 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), said 9.887 acre tract being more particularly described by attached metes and bounds description.

**General Notes:**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48225C0350D having an effective date of 4/4/2011.

Job No.: U27-44 TRACT7  
 Scale: 1" = 200'  
 Date: 05/08/2021  
 Drawn By: DVB  
 Field Crew: JM  
 Revised: \_\_\_\_\_

Purchaser United Country Land and Timber  
 Address FM 3075, Crockett, Tx 75835  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_  
 Survey Fernando Del Valle, A 88  
 Area 9.887 Acres  
 Subdivision \_\_\_\_\_  
 Cabinet \_\_\_\_\_ Sheet \_\_\_\_\_ Records \_\_\_\_\_  
 Houston County, Texas

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



*Carey A. Johnson*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524

**TEXAS**  
 PROFESSIONAL SURVEYING, LLC  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Basis of Bearings Central Zone (4203).



# 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**  
**9.887 ACRES**  
**TRACT 7**  
**IN THE FERNANDO DEL VALLE SURVEY, ABSTRACT NUMBER 88**  
**HOUSTON COUNTY, TEXAS**

BEING a 9.887 acre tract of land situated in the Fernando Del Valle Survey, Abstract Number 88, Houston County, Texas, being a portion of that certain called 127.717 acre tract described in instrument to East Texas Hunting Lands, LLC, recorded under Instrument Number 20211244 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), said 9.887 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a calculated point at the intersection of the approximate centerline of County Road 3075 (CR 3075) with the approximate centerline of County Road 3070 (CR 3070), the southeasterly corner of said 127.717 acre tract, from which a ½ inch iron rod with cap found at the intersection of the southwesterly margin of said CR 3075 with the northwesterly margin of CR 3070 for reference, bears North 85°58'01" West, 28.75 feet;

THENCE South 53°00'30" West, 531.72 feet, along the approximate centerline of said CR 3070, with the southeasterly line of said 127.717 acre tract to a 60D nail set for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 9.887 acre tract;

THENCE South 53°00'30" West, 255.73 feet, along the approximate centerline of said CR 3070, with the southeasterly line of said 127.717 acre tract to a 60D nail set for the southwesterly corner of the herein described 9.887 acre tract;

THENCE severing, over and across said 127.717 acre tract the following three (3) courses and distances:

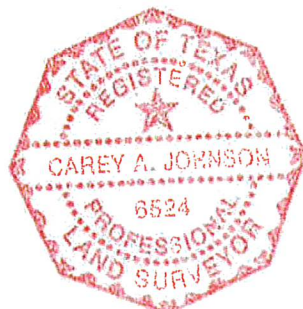
1. North 25°06'03" West, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said CR 3070 for reference, in all, a total distance of 1,227.68 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 51°34'04" East, 461.41 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 16°17'05" East, at a distance of 1,266.70 feet, pass a ½ inch iron rod with cap set in the northwesterly margin of said CR 3070 for reference, in all, a total distance of 1,296.70 feet, to the **POINT OF BEGINNING**;

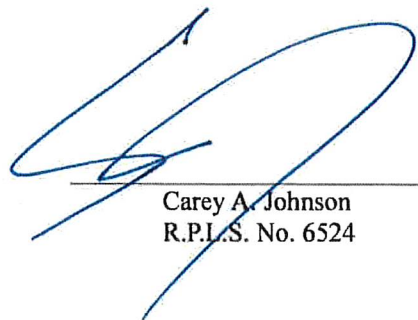
CONTAINING a computed area 9.887 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 6, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number U27-44\_TRACT7.

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).

May 13, 2021  
Date



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