

**SYMBOL LEGEND**

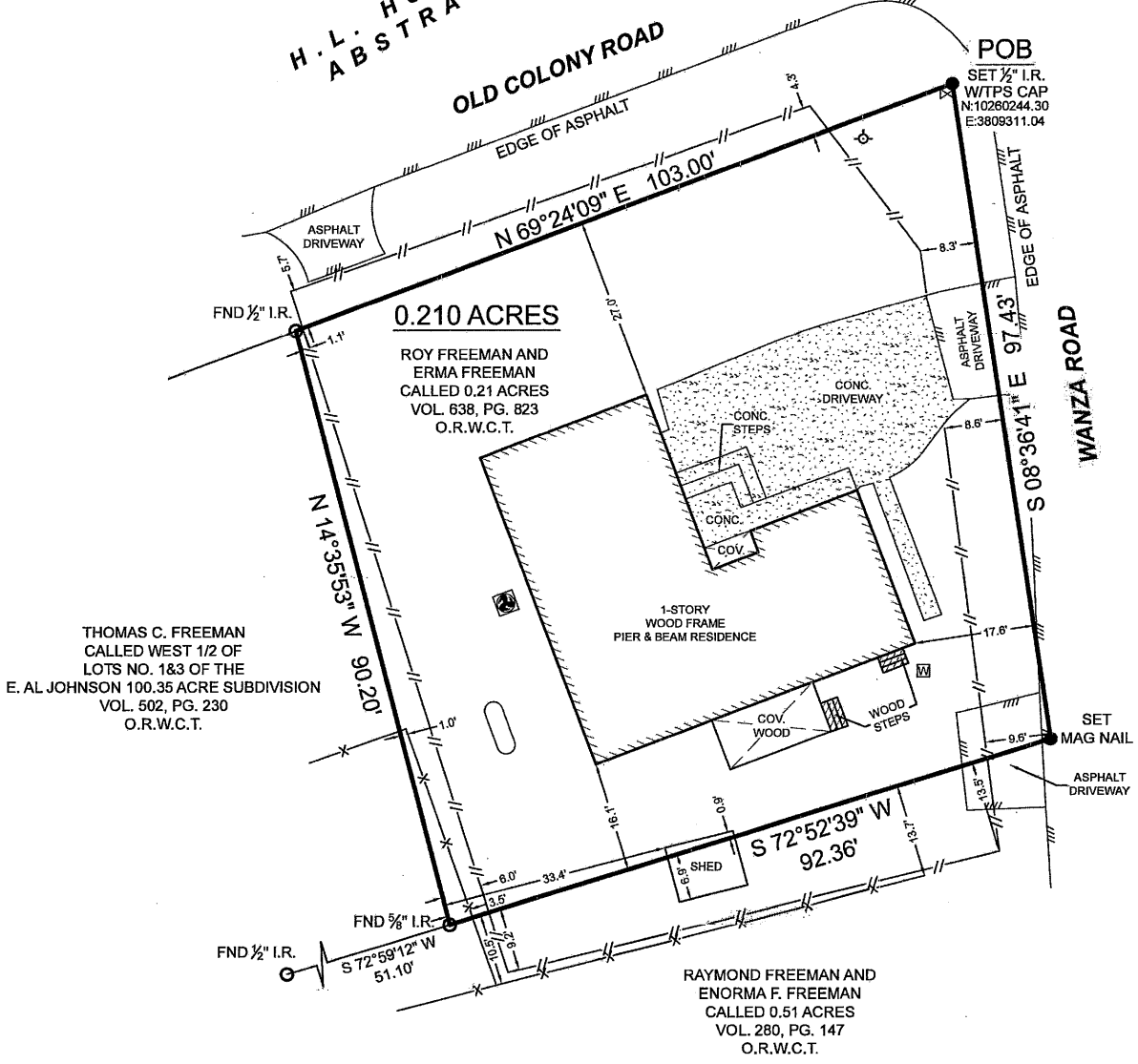
- FOUND SURVEY MONUMENT
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊕ PROPANE TANK
- ⊕ AIR CONDITIONING UNIT
- ⊕ WATER METER
- X — WIRE FENCE
- // — WOOD FENCE
- SET 1/2" IRON ROD W/CAP  
STAMPED "TPS 100834-00",  
UNLESS OTHERWISE NOTED

All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: *[Signature]* Date: 11-11-22

By: \_\_\_\_\_ Date: \_\_\_\_\_

**H. L. HUNTER SURVEY  
ABSTRACT NO. 248**



THOMAS C. FREEMAN  
CALLED WEST 1/2 OF  
LOTS NO. 1&3 OF THE  
E. AL JOHNSON 100.35 ACRE SUBDIVISION  
VOL. 502, PG. 230  
O.R.W.C.T.

RAYMOND FREEMAN AND  
ENORMA F. FREEMAN  
CALLED 0.51 ACRES  
VOL. 280, PG. 147  
O.R.W.C.T.

**BOUNDARY & IMPROVEMENT  
SURVEY**

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
WESTCOR LAND TITLE INSURANCE COMPANY  
G.F. NO. 22-01-10045 EFFECTIVE DATE: AUGUST 26, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. 10a VOL. 113, PG. 301, D.R.W.C.T. (SUBJECT TO)
2. 10b VOL. 384, PG. 575, O.P.R.W.C.T. (OLD COLONY ROAD)
3. 10c VOL. 370, PG. 882, O.P.R.W.C.T. (WANZA ROAD)

PROJECT NUMBER	27458
SURVEYED DATE	10/12/2022
DRAWN BY	IM
CHECKED BY	DH
FIELD CREW	DM
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100  
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL  
NO. 48471C0360D HAVING AN EFFECTIVE DATE OF 08/16/2011.

**BASIS OF BEARINGS:** BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE  
BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH  
AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE (TXC-4203).

BEING A 0.210 ACRE TRACT OF LAND SITUATED IN THE H.L. HUNTER SURVEY,  
ABSTRACT NUMBER 248, WALKER COUNTY, TEXAS, BEING ALL OF A CALLED 0.21  
ACRE TRACT DESCRIBED IN INSTRUMENT TO ROY FREEMAN AND ERMA FREEMAN  
RECORDED IN VOLUME 638, PAGE 823 OF THE OFFICIAL RECORDS OF WALKER  
COUNTY, TEXAS (O.R.W.C.T.), COORDINATES, BEARINGS, DISTANCES, AND AREA  
DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983  
(2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 0.210 ACRE TRACT  
BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS  
DESCRIPTION MADE THIS SAME DATE HERewith.

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 ENGINEERING AND LAND  
SURVEYING.

**TEXAS PROFESSIONAL  
SURVEYING**  
TPS  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PURCHASER..... CACP RENTALS 1, LLC, A TEXAS LIMITED LIABILITY COMPANY  
ADDRESS..... 3058 OLD COLONY ROAD HUNTSVILLE, TX 77320  
SURVEY..... H.L. HUNTER SURVEY, A - 248  
SUBJECT..... 0.210 ACRE  
COUNTY..... WALKER

*[Signature]*  
Michael D. McGuinness  
Registered Professional Land Surveyor No. 1965  
11/08/2022





# 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**  
**0.210 ACRES**  
**IN THE H.L. HUNTER SURVEY, ABSTRACT NUMBER 248**  
**WALKER COUNTY, TEXAS**

BEING A 0.210 ACRE TRACT OF LAND SITUATED IN THE H.L. HUNTER SURVEY, ABSTRACT NUMBER 248, WALKER COUNTY, TEXAS, BEING ALL OF A CALLED 0.21 ACRE TRACT DESCRIBED IN INSTRUMENT TO ROY FREEMAN AND ERMA FREEMAN RECORDED IN VOLUME 638, PAGE 823 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), COORDINATES, BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 0.210 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with cap "TPS 100834-00" set in the southwesterly intersecting margins of Old Colony Road and Wanza Road, same being the northeasterly corner and **POINT OF BEGINNING** of the herein described 0.210 acre tract, having a Texas State Plane coordinate value of **N: 10,260,244.30, E: 3,809,311.04;**

THENCE South 08°36'41" East, 97.43 feet with the common line between said Wanza Road and the herein described 0.210 acre tract to a Mag Nail set for the northeasterly corner of a called 0.51 acre tract described in instrument to Raymond Freeman and Enorma F. Freeman recorded in Volume 280, Page 147, O.R.W.C.T., in the westerly margin of said Wanza Road, and being the southeasterly corner of the herein described 0.210 acre tract;

THENCE South 72°52'39" West, 92.36 feet with the common line between said 0.51 acre tract and the herein described 0.210 acre tract to a 5/8 inch iron rod found in the northerly line of said 0.51 acre tract, same being the southeasterly corner of the called west One-Half of Lots No. 1 and 3 of the E. Al Johnson 100.35 acre subdivision described in instrument to Thomas C. Freeman recorded in Volume 502, Page 230, and being the southwesterly corner of the herein described 0.210 acre tract;

THENCE North 14°35'53" West, 90.20 feet with the common line between said Thomas C. Freeman tract and the herein described 0.210 acre tract to a 1/2 inch iron rod found for the northeasterly corner of said Thomas C. Freeman tract, same being in the southerly margin of said Old Colony Road, and being the northwesterly corner of the herein described 0.210 acre tract;

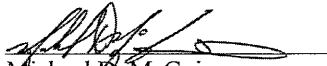
(INTENTIONALLY LEFT BLANK)

THENCE North 69°24'09" East, 103.00 feet with the common line between said Old Colony Road and the herein described 0.210 acre tract to the **POINT OF BEGINNING** and containing a computed area of 0.210 acres of land within this Field Note Description.

1. This Field Note Description was prepared from a survey performed on the ground on October 12, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27458.
2. Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
3. Companion drawing is filed in the office of Texas Professional Surveying, LLC and further describes the reconstruction of this survey.



Texas Professional Surveying, LLC  
3032 N. Frazier  
Conroe, TX 77303  
Phone: 936.756.7448  
TBPELS Firm License No. 10083400

  
Michael D. McGuinness  
Registered Professional Land Surveyor  
State of Texas License No. 1965

11/08/2022  
Date