



# 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 89.368 ACRES IN THE JAMES J. OWENS SURVEY, ABSTRACT NUMBER 797 HOUSTON COUNTY, TEXAS

BEING a 89.368 acre tract of land situated in the James J. Owens Survey, Abstract Number 797, Houston County, Texas, being comprised of all of that same called 50-1/2 acre tract described as "First Tract" and all of that same called 38 acre tract described as "Second Tract", both in instrument to Calvin C. Wiley and Edna M. Wiley, recorded in Volume 751, Page 31 of the Deed Records of Houston County, Texas (D.R.H.C.T.), said 89.368 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap found in the westerly line of that certain called 40 acre tract described in instrument to Denson W. Henry and Carolyn Henry, recorded under Instrument Number 0706776 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), for the common easterly corner of said 50-1/2 acre tract and that certain called 233.863 acre tract described in instrument to Reliable Holding Company, LLC., recorded under Instrument Number 1300602, O.P.R.H.C.T., being the southeasterly corner of the herein described 89.368 acre tract, from which a 1/2 inch iron rod found for a southwesterly corner of said 40 acre tract bears, South 03°15'54" East, 1162.80 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,419,800.78, E: 3,868,060.16**, Central Zone, (4203), grid measurements;

THENCE South 86°43'51" West, 1094.44 feet, with the common line between said 50-1/2 acre tract and said 233.863 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 50-1/2 acre tract and that certain called 50-1/2 acre tract described in instrument to Henry Porter Wiley, et al (Henry tract), recorded in Volume 486, Page 424, D.R.H.C.T., being the southwesterly corner of the herein described 89.368 acre tract;

THENCE North 03°16'09" West, 2013.89 feet, with the common line between said 50-1/2 acre tract and said Henry tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of that certain called 52.0 acre tract described in instrument to Zealous Martin, recorded in Volume 514, Page 342, D.R.H.C.T., for the common northerly corner of said 50-1/2 acre tract and said Henry tract, being the northwesterly corner of the herein described 89.368 acre tract;

THENCE North 86°43'51" East, with the southerly line of said 52.0 acre tract, common to the northerly line of said 50-1/2 acre tract and said 38 acre tract, at a distance of 2712.18 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 2762.18 feet, to a calculated point in the approximate centerline of an existing creek, for the common easterly corner of said 38 acre tract and said 52.0 acre tract, being the northeasterly corner of the herein described 89.368 acre tract;

THENCE with the approximate centerline of said existing creek, the easterly line of said 38 acre tract, the following forty-three (43) courses and distances:

1. South 09°11'46" East, 90.08 feet, to a calculated point for corner;
2. South 50°10'18" East, 208.20 feet, to a calculated point for corner;
3. South 05°19'30" West, 80.28 feet, to a calculated point for corner;
4. South 50°14'11" West, 98.87 feet, to a calculated point for corner;
5. South 69°47'15" West, 158.03 feet, to a calculated point for corner;
6. South 38°59'06" West, 62.59 feet, to a calculated point for corner;
7. South 26°00'57" East, 130.01 feet, to a calculated point for corner;
8. South 23°36'34" West, 54.68 feet, to a calculated point for corner;
9. South 56°51'26" West, 78.47 feet, to a calculated point for corner;
10. North 66°02'48" West, 45.15 feet, to a calculated point for corner;
11. South 73°29'18" West, 48.34 feet, to a calculated point for corner;
12. North 75°45'21" West, 147.94 feet, to a calculated point for corner;

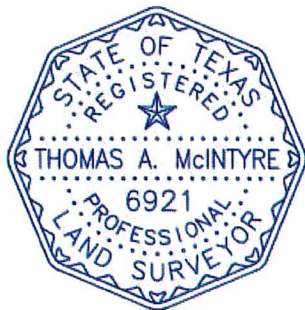
13. South 52°40'30" West, 56.06 feet, to a calculated point for corner;
14. South 83°50'27" West, 129.93 feet, to a calculated point for corner;
15. South 41°54'33" West, 59.55 feet, to a calculated point for corner;
16. South 72°28'41" West, 76.29 feet, to a calculated point for corner;
17. North 80°58'17" West, 93.86 feet, to a calculated point for corner;
18. South 15°07'27" East, 167.47 feet, to a calculated point for corner;
19. South 63°50'42" West, 79.42 feet, to a calculated point for corner;
20. North 58°26'11" West, 65.79 feet, to a calculated point for corner;
21. North 89°02'39" West, 68.94 feet, to a calculated point for corner;
22. South 38°37'28" West, 30.26 feet, to a calculated point for corner;
23. South 18°56'22" East, 109.48 feet, to a calculated point for corner;
24. South 20°03'50" West, 56.53 feet, to a calculated point for corner;
25. South 83°47'24" West, 75.53 feet, to a calculated point for corner;
26. North 25°12'56" West, 44.06 feet, to a calculated point for corner;
27. North 10°45'46" East, 47.65 feet, to a calculated point for corner;
28. North 82°27'38" West, 48.24 feet, to a calculated point for corner;
29. South 51°36'56" West, 52.97 feet, to a calculated point for corner;
30. South 42°47'06" West, 83.66 feet, to a calculated point for corner;
31. South 02°14'58" East, 163.70 feet, to a calculated point for corner;
32. South 43°52'36" East, 58.68 feet, to a calculated point for corner;
33. South 69°24'47" East, 69.70 feet, to a calculated point for corner;
34. South 07°05'40" East, 107.86 feet, to a calculated point for corner;
35. South 33°16'34" West, 135.66 feet, to a calculated point for corner;
36. South 55°47'48" West, 63.42 feet, to a calculated point for corner;
37. South 68°52'12" West, 82.75 feet, to a calculated point for corner;
38. South 19°21'03" West, 68.16 feet, to a calculated point for corner;
39. South 00°44'43" East, 45.89 feet, to a calculated point for corner;
40. North 76°57'12" West, 63.70 feet, to a calculated point for corner;
41. North 56°49'32" West, 145.80 feet, to a calculated point for corner;
42. South 57°37'25" West, 165.20 feet, to a calculated point for corner;
43. South 37°47'12" West, 37.91 feet, to a calculated point in the easterly line of said 50-1/2 acre tract, for the common westerly corner of said 38 acre tract and said 40 acre tract, being an angle point in the easterly line of the herein described 89.368 acre tract;

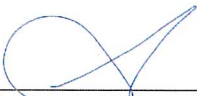
THENCE South 03°16'09" East, 366.68 feet, with the common line between said 50-1/2 acre tract and said 40 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 89.368 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 26, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34326.

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

October 5, 2023  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921

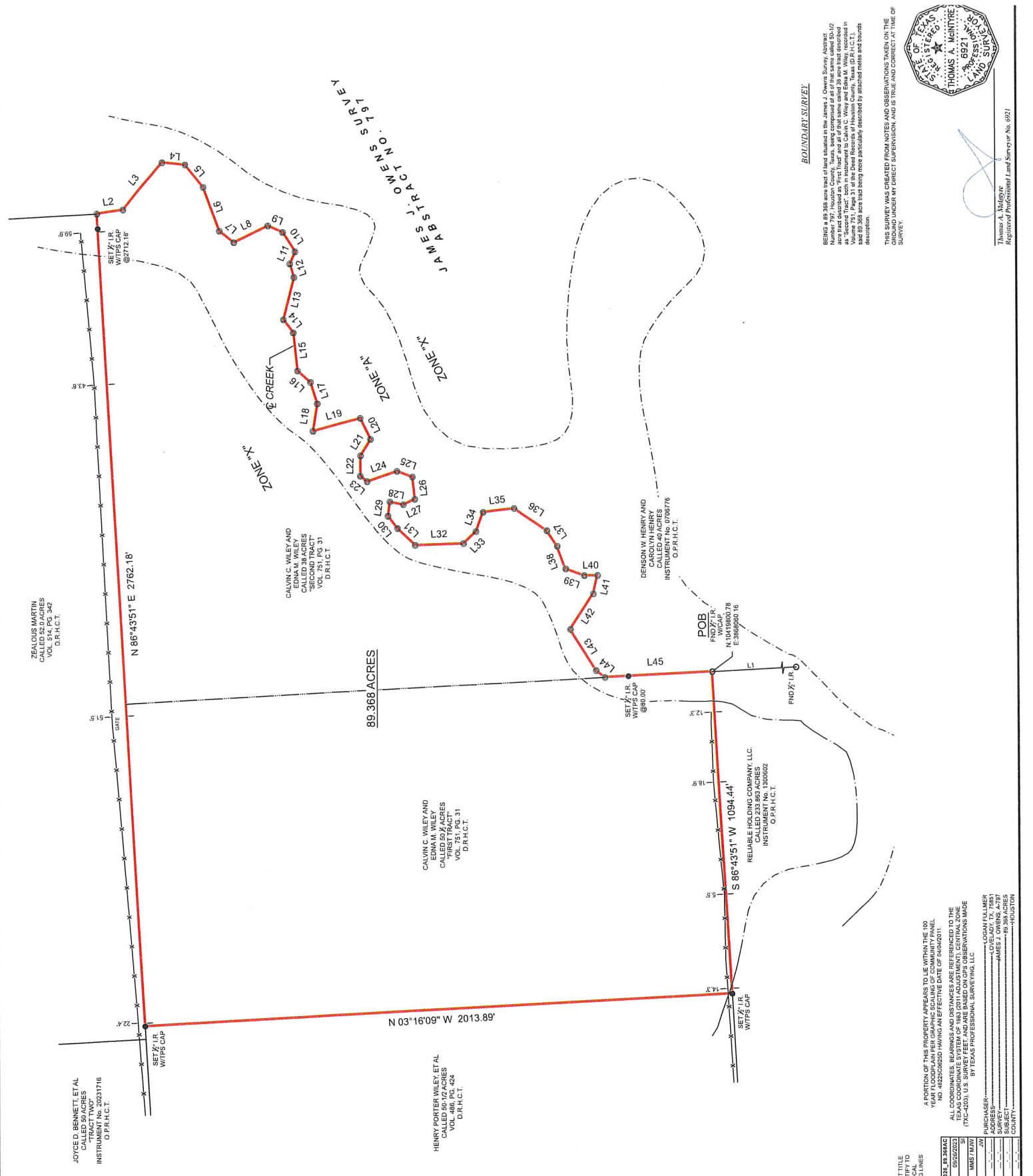


**SYMBOL LEGEND**

- WIRE FENCE
- CALCULATED CORNER
- CALCULATED MONUMENT
- SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	S 03°15'54" E	1182.80'
L2	S 09°11'48" E	900.09'
L3	S 05°13'35" W	807.28'
L4	S 30°14'11" W	591.87'
L5	S 38°56'08" W	627.50'
L6	S 26°00'37" E	1330.01'
L7	S 09°52'48" W	451.15'
L8	S 26°51'26" W	718.47'
L9	N 05°02'48" W	451.15'
L10	S 26°51'26" W	147.84'
L11	S 26°51'26" W	500.06'
L12	S 26°51'26" W	500.06'
L13	N 15°45'21" W	147.84'
L14	S 26°51'26" W	500.06'
L15	S 26°51'26" W	500.06'
L16	S 26°51'26" W	500.06'
L17	S 26°51'26" W	762.29'
L18	S 26°51'26" W	762.29'
L19	S 09°11'48" E	152.47'
L20	S 09°11'48" E	762.29'
L21	S 09°11'48" E	500.06'
L22	N 09°02'38" W	651.84'
L23	S 38°56'08" W	500.06'
L24	S 38°56'08" W	500.06'
L25	S 26°00'37" E	1583.70'
L26	S 03°14'58" E	481.24'
L27	N 02°17'38" W	481.24'
L28	N 02°17'38" W	47.05'
L29	N 02°17'38" W	151.85'
L30	S 24°30'05" W	151.85'
L31	S 24°30'05" W	151.85'
L32	S 02°14'58" E	107.86'
L33	S 02°14'58" E	107.86'
L34	S 02°14'58" E	107.86'
L35	S 02°14'58" E	107.86'
L36	S 24°30'05" W	151.85'
L37	S 24°30'05" W	151.85'
L38	S 24°30'05" W	151.85'
L39	S 24°30'05" W	151.85'
L40	S 24°30'05" W	151.85'
L41	N 02°17'38" W	481.24'
L42	N 02°17'38" W	481.24'
L43	N 02°17'38" W	481.24'
L44	S 31°21'47" W	377.31'
L45	S 03°15'09" E	1506.89'



**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 OFFICE FOR RECORDING REQUIREMENTS, INCLUDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

2. THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

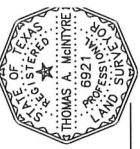
PROJECT NUMBER	34271_0338AC
DATE	07/26/2018
DRAWN BY	MMS/MJM
CHECKED BY	JJM
FIELD CREW	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL SURVEYING, L.P.**  
 2020 N. Foster, Suite 7700  
 Houston, Texas 77020  
 P.O. Box 2447, Fort Worth, Texas 76101  
 Phone: 817.350.4447  
 Fax: 817.350.4448  
 Email: info@texasps.com  
 Firm No. 0005400

**BOUNDARY SURVEY**

BEING 99.368 acre tract of land situated in the James J. Owens Survey, Abstract Number 797, Houston County, Texas, being comprised of all of that same called 50-1/2 acre tract described as "First Tract" and all of that same called 300 acre tract described as "Second Tract" in Volume 751, Page 31 of the Deed Records of Houston County, Texas (D.R.H.C.T.), and 89.368 acre tract being more particularly described by attached notes and bounds description.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921



# 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 30 FOOT WIDE ACCESS EASEMENT IN THE JAMES J. OWENS SURVEY, ABSTRACT NUMBER 797 HOUSTON COUNTY, TEXAS

BEING a 30 foot wide access easement (easement) situated in the James J. Owens Survey, Abstract Number 797, Houston County, Texas, being over and across the remainder of that certain called 28.16 acre tract described as "Tract One" and that certain called 50 acre tract described as "Tract Two", both in instrument to Louise Jefferson David and Clemonce Maria David, recorded under Instrument Number 20231716, of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), said easement lying 15 feet parallel and adjacent to either side of the following described centerline description:

**BEGINNING** at a calculated point at the end of County Road 4255, in the northerly line of said remainder of 28.16 acre tract, for the northerly corner of the herein described easement, from which a 1/2 inch iron rod with cap found for the southeasterly corner of that certain called 56.849 acre tract described in instrument to Terry Lee Flinn and Sherry Ann Flinn, recorded under Instrument Number 20230613, O.P.R.H.C.T. bears, North 87°38'28" West, 20.43 feet, and from which a 1/2 inch iron rod with cap found for the common westerly corner of said remainder of 28.16 acre tract and said 56.849 acre tract bears, South 87°38'28" West, 1827.38 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,424,025.92, E: 3,867,541.80**, Central Zone, (4203), grid measurements;

THENCE South 03°14'41" East, 1382.18 feet, over and across said remainder of 28.16 acre tract and said 50 acre tract, to a calculated point for corner;

THENCE continuing, over and across said 50 acre tract, the following two (2) courses and distances:

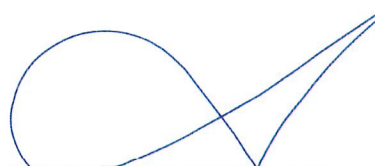
1. South 86°09'29" West, 772.69 feet, to a calculated point for corner;
2. South 03°50'31" East, 844.07 feet, to a calculated point for the **POINT OF TERMINUS** in the common line between said 50 acre tract and that certain called 50 1/2 acre tract described as "First Tract" in instrument to Calvin C. Wiley and Edna M. Wiley, recorded in Volume 751, Page 31, of the Deed Records of Houston County, Texas (D.R.H.C.T.).

This Field Note Description was prepared from a survey performed on the ground on November 14, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34326.

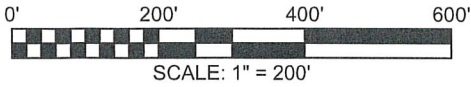
Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone, (4203), grid measurements.

November 16, 2023  
Date






  
Thomas A. McIntyre  
R.P.L.S. No. 6921





**SYMBOL LEGEND**

-  EASEMENT CENTERLINE
-  CALCULATED CORNER
-  FOUND SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 87°38'28" W	20.43'

FND ½" I.R. W/CAP  
 S 87°38'28" W 1827.38'  
 FND ½" I.R. W/CAP

**COUNTY ROAD 4255**  
 (GRAVEL)

**POB**  
 CALCULATED CORNER  
 N:10424025.92  
 E:3867541.80

TERRY LEE FLINN AND SHERRY ANN FLINN  
 CALLED 56.849 ACRES  
 INSTRUMENT No. 20230613  
 O.P.R.H.C.T.

LOUISE JEFFERSON DAVID AND CLEMENCE MARIA DAVID  
 REMAINDER CALLED 28.16 ACRES  
 "TRACT ONE"  
 INST. NO 20231716  
 O.P.R.H.C.T.  
 (AFF HEIRSHIP)

CALVIN ONIEL  
 H.C.A.D. ID No. 11412

**JAMES J. OWENS SURVEY**  
**ABSTRACT NO. 797**

LOUISE JEFFERSON DAVID AND CLEMENCE MARIA DAVID  
 CALLED 50 ACRES  
 "TRACT TWO"  
 INST. NO 20231716  
 O.P.R.H.C.T.  
 (AFF HEIRSHIP)

30' ACCESS EASEMENT

S 86°09'29" W 772.69'

ZEALOUS MARTIN  
 CALLED 52.0 ACRES  
 VOL. 514, PG. 342  
 D.R.H.C.T.

CALVIN C. WILEY AND EDNA M. WILEY  
 CALLED 50 ½ ACRES  
 "FIRST TRACT"  
 VOL. 751, PG. 31  
 D.R.H.C.T.

POT  
 CALCULATED CORNER

30' ACCESS EASEMENT

S 03°50'31" E 844.07'

30' WIDE ACCESS EASEMENT EXHIBIT

BEING A 30 FOOT WIDE ACCESS EASEMENT (EASEMENT) SITUATED IN THE JAMES J. OWENS SURVEY, ABSTRACT NUMBER 797, HOUSTON COUNTY, TEXAS, BEING OVER AND ACROSS THE REMAINDER OF THAT CERTAIN CALLED 28.16 ACRE TRACT DESCRIBED AS "TRACT ONE" AND ALL OF THAT CERTAIN CALLED 50 ACRE TRACT DESCRIBED AS "TRACT TWO" IN INSTRUMENT TO LOUISE JEFFERSON DAVID AND CLEMENCE MARIA DAVID, RECORDED UNDER INSTRUMENT NUMBER 20231716, OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS (O.P.R.H.C.T.), SAID EASEMENT BEING 15 FEET PARALLEL AND ADJACENT TO THE FOLLOWING ATTACHED CENTERLINE DESCRIPTION.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PROJECT	34326
FIELD DATE	11/14/2023

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