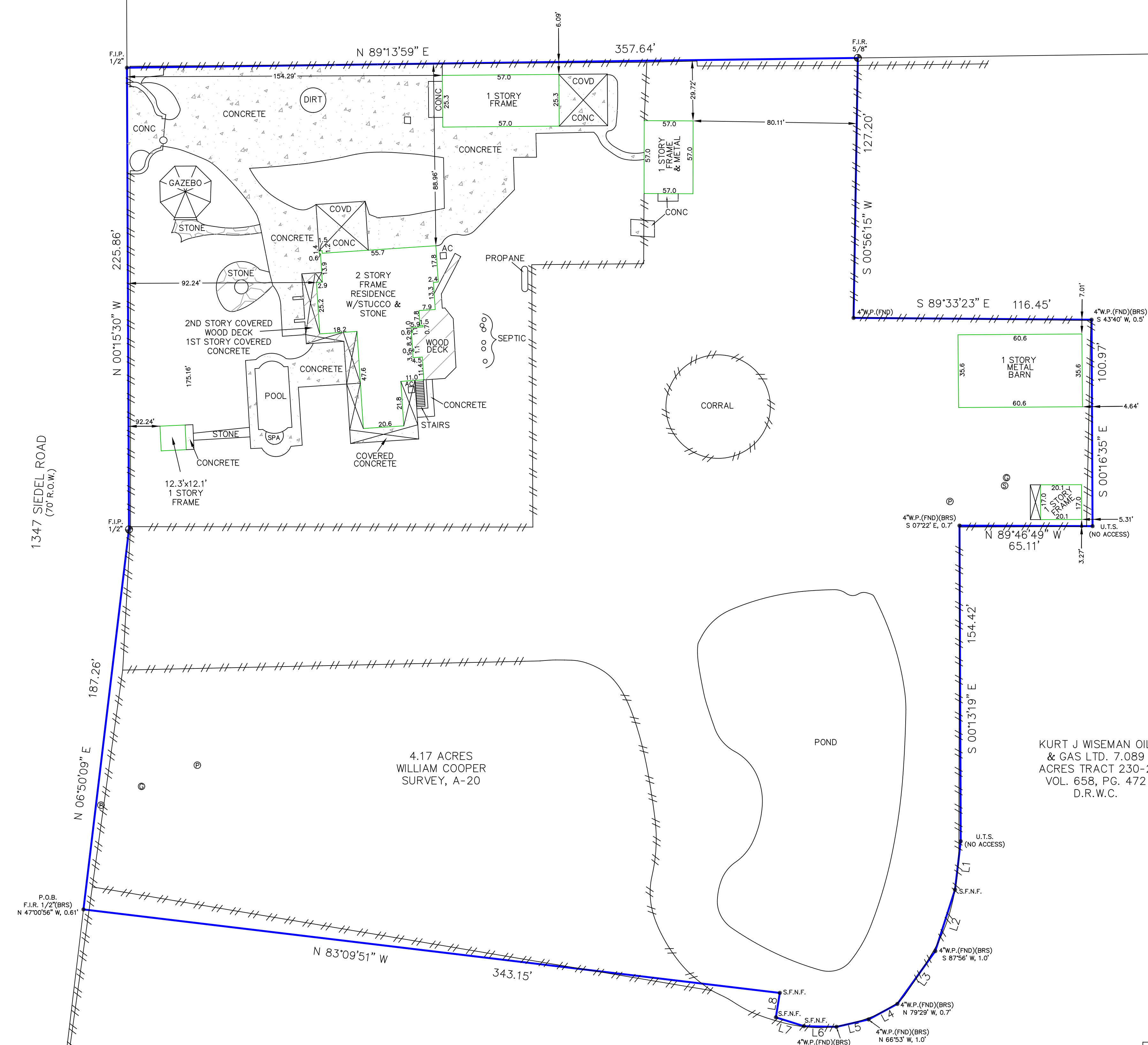


44.582 ACRES
LINDA LOYCE TURNER TRUST U/W OF BESSIE RHODES
C.F. NO. 2305230



FIELD NOTES
OF A SURVEY OF

A 4.17 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE WILLIAM COOPER SURVEY, ABSTRACT 20 IN WALLER COUNTY, TEXAS; THE SAID 4.17 ACRE TRACT BEING THE REMAINDER OF A CALLED 29.846 ACRE TRACT OF LAND CONVEYED TO THOMAS AND SARAH ABRAHAM IN VOLUME 643, PAGE 701 OF THE OFFICIAL RECORDS OF WALLER COUNTY (O.R.W.C.); SAID 4.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON SAID 29.846 ACRE TRACT):

BEGINNING AT A POINT FOR CORNER FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 47°00'56" WEST, A DISTANCE OF 0.61 FEET IN THE EAST RIGHT-OF-WAY LINE OF SIEDEL ROAD (70 FEET WIDE), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST WESTERLY NORTHWEST CORNER OF 7.089 ACRES CONVEYED TO KURT J. WISEMAN OIL AND GAS LTD. BY DEED RECORDED UNDER VOLUME 658, PAGE 472, WALLER COUNTY DEED RECORDS;

THENCE, NORTH 06°50'09" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SIEDEL ROAD, A DISTANCE OF 187.26 FEET TO A 1/2 INCH IRON PIPE FOUND, MARKING AN ANGLE POINT;

THENCE, NORTH 00°15'30" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SIEDEL ROAD, A DISTANCE OF 225.86 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF 44.582 ACRES CONVEYED TO LINDA LOYCE TURNER TRUST U/W OF BESSIE RHODES BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2305230;

THENCE, NORTH 89°13'59" EAST, ALONG THE COMMON LINE OF SAID 44.582 ACRE TRACT, A DISTANCE OF 357.64 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID 44.582 ACRE TRACT, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID 7.089 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID 7.089 ACRE TRACT FOLLOWING THE FOLLOWING 14 COURSES AND DISTANCES:

THENCE, SOUTH 00°56'15" WEST, A DISTANCE OF 127.20 FEET TO A 4 INCH WOOD POST FOUND, MARKING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89°33'23" EAST, A DISTANCE OF 116.45 FEET TO A POINT FOR CORNER FROM WHICH A 4 INCH WOOD POST FOUND BEARS SOUTH 43°40' WEST, A DISTANCE OF 0.5 FEET;

THENCE, SOUTH 00°16'35" EAST, A DISTANCE OF 100.97 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89°46'49" WEST, A DISTANCE OF 65.11 FEET TO A POINT FOR CORNER FROM WHICH A 4 INCH WOOD POST FOUND BEARS SOUTH 07°22' EAST, A DISTANCE OF 0.7 FEET;

THENCE, SOUTH 00°13'19" EAST, A DISTANCE OF 154.42 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 06°44'11" WEST, A DISTANCE OF 23.84 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17°45'15" WEST, A DISTANCE OF 31.58 FEET TO A POINT FOR CORNER FROM WHICH A 4 INCH WOOD POST FOUND BEARS SOUTH 87°56" WEST, A DISTANCE OF 1.0 FEET;

THENCE, SOUTH 35°42'26" WEST, A DISTANCE OF 31.79 FEET TO A POINT FOR CORNER FROM WHICH A 4 INCH WOOD POST FOUND BEARS NORTH 79°29" WEST, A DISTANCE OF 0.7 FEET;

THENCE, SOUTH 61°37'42" WEST, A DISTANCE OF 15.98 FEET TO A POINT FOR CORNER FROM WHICH A 4 INCH WOOD POST FOUND BEARS NORTH 66°53' WEST, A DISTANCE OF 0.7 FEET;

THENCE, SOUTH 77°03'55" WEST, A DISTANCE OF 16.16 FEET TO A POINT FOR CORNER FROM WHICH A 4 INCH WOOD POST FOUND BEARS NORTH 79°03' WEST, A DISTANCE OF 0.7 FEET;

THENCE, NORTH 88°52'52" WEST, A DISTANCE OF 15.84 FEET TO A POINT FOR CORNER;

THENCE, NORTH 72°37'33" WEST, A DISTANCE OF 14.47 FEET TO A POINT FOR CORNER;

THENCE, NORTH 09°10'55" EAST, A DISTANCE OF 12.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 83°09'51" WEST, A DISTANCE OF 343.15 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 4.17 ACRES OF LAND, MORE OR LESS.

1347 SIEDEL ROAD
(70' R.O.W.)

4.17 ACRES
WILLIAM COOPER
SURVEY, A-20

KURT J WISEMAN OIL
& GAS LTD. 7.089
ACRES TRACT 230-2
VOL. 658, PG. 472
D.R.W.C.

KURT J WISEMAN OIL
& GAS LTD. 7.089
ACRES TRACT 230-2
VOL. 658, PG. 472
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LINE	BEARING	LENGTH
L1	S 06°44'11" W	23.84'
L2	S 17°45'15" W	31.58'
L3	S 35°42'26" W	31.79'
L4	S 61°37'42" W	15.98'
L5	S 77°03'55" W	16.16'
L6	N 88°52'52" W	15.84'
L7	N 72°37'33" W	14.47'
L8	N 09°10'55" E	12.11'

LEGEND (ITEMS THAT MAY APPEAR IN DRAWING BELOW)

A.E. = AERIAL EASEMENT	M.P. = METAL POST	P.O.C. = POINT OF RESERVE CURVATURE	--- NOT TO SCALE	⊙ = CONTROL MONUMENT	--- WOODEN FENCE
B.E. = BURIED EASEMENT	P.A.E. = PERMANENT ACCESS EASEMENT	P.O.F. = POINT OF FENCE	--- UTILITY EASEMENT	⊕ = PROPERTY CORNER	--- SHALIM FENCE
B.F. = BEARING	P.F. = POINT OF FENCE	P.O.I. = POINT OF INTERSECTION	--- STATION EASEMENT	--- PROPERTY LINE	--- METAL FENCE
C.F. = CURVATURE	P.L. = POINT OF LATERAL EASEMENT	P.O.S. = POINT OF SPLIT	--- STATION EASEMENT	--- EASEMENT LINE	--- WIRE FENCE
D.E. = DRAINAGE EASEMENT	P.P. = POINT OF COMMENCEMENT	P.O.T. = POINT OF TANGENCY	--- STATION EASEMENT	⊙ = POWER POLE	--- WIRE FENCE
E.E. = EGRESS EASEMENT	P.R. = POINT OF BEGINNING	P.O.V. = POINT OF VIEW	--- STATION EASEMENT	⊙ = SERVICE DROP	--- WIRE FENCE
F.F. = FOUND IRON PIPE	P.S. = POINT OF SPLIT	P.O.W. = POINT OF WITNESS	--- STATION EASEMENT	⊙ = SERVICE DROP	--- OVERHEAD ELECTRIC POWER LINE
F.O. = FOUND IRON ROD	P.T. = POINT OF TANGENCY	P.O.Y. = POINT OF YIELD	--- STATION EASEMENT	⊙ = SERVICE DROP	--- BUILDING WALL
F.P. = FOUND IRON PIPE	P.V. = POINT OF VIEW	P.O.Z. = POINT OF ZONING	--- STATION EASEMENT	⊙ = SERVICE DROP	--- BUILDING WALL
F.R. = FOUND IRON ROD	P.W. = POINT OF WITNESS	P.O.Z. = POINT OF ZONING	--- STATION EASEMENT	⊙ = SERVICE DROP	--- BUILDING WALL
F.S. = FOUND IRON ROD	P.Y. = POINT OF YIELD	P.O.Z. = POINT OF ZONING	--- STATION EASEMENT	⊙ = SERVICE DROP	--- BUILDING WALL
F.T. = FOUND IRON ROD	P.Z. = POINT OF ZONING	P.O.Z. = POINT OF ZONING	--- STATION EASEMENT	⊙ = SERVICE DROP	--- BUILDING WALL

NOTES:
- BEARING BASIS: VOLUME 643, PAGE 701, O.R.W.C.
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
- SURVEY FOR NOT INDEPENDENTLY ABSTRACTED PROPERTY.
- UNDERGROUND UTILITY METALLATIONS AND/OR OTHER IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL PORTIONS OR SUBSEQUENT OWNERS.
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITTEE.
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES.
- FENCES DO NOT FOLLOW PROPERTY LINES; NO ACCESS TO ADJOINING PROPERTIES TO CHECK FOR POSSIBLE ENCROACHMENTS.

LEGAL DESCRIPTION
4.17 ACRES OF LAND, MORE OR LESS, LOCATED IN THE WILLIAM COOPER SURVEY, ABSTRACT 20 IN WALLER COUNTY, TEXAS; THE SAID 4.17 ACRE TRACT BEING THE REMAINDER OF A CALLED 29.846 ACRE TRACT OF LAND CONVEYED TO THOMAS AND SARAH ABRAHAM IN VOLUME 643, PAGE 701 OF THE OFFICIAL RECORDS OF WALLER COUNTY (O.R.W.C.); SAID 4.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

BLACK CHALLENGER SERVICES CORP.	ADDRESS 1347 SIEDEL ROAD
JOB # 2405213	
DATE 05-28-24	
GF# AT-0400-72004002400352-KS	
<p>I DO HEREBY CERTIFY THAT THE SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN (OR ON ATTACHED SHEETS), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.</p>	
<p>PRO-SURV P.O. BOX 2344, FRENDSWOOD TX 77841 PHONE: 281-496-1235, FAX: 281-496-0522 EMAIL: info@pro-surv.com</p>	