

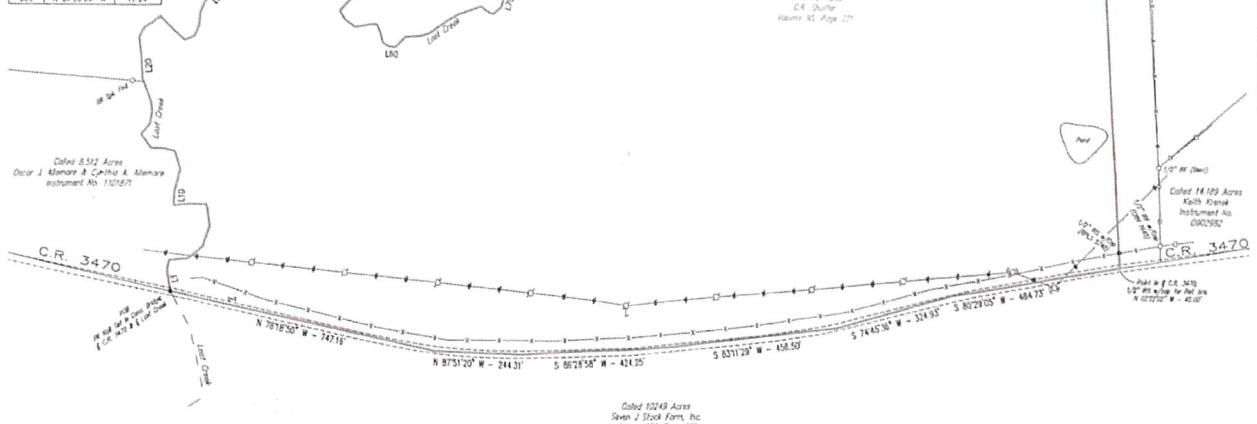
PLAT OF SURVEY
SHOWING
93.886 ACRES
BEING PART OF THE
IGNACIO LOPEZ SURVEY, ABSTRACT 50
HOUSTON COUNTY, TEXAS

LINE	BEARING	DISTANCE
1.1	N 09°56'00" W	18.07
1.2	N 12°11'00" E	31.47
1.3	N 82°30'40" E	21.17
1.4	N 82°30'40" E	21.17
1.5	N 53°52'30" E	48.83
1.6	N 02°23'53" E	37.17
1.7	N 08°58'00" W	30.41
1.8	N 87°35'40" E	49.29
1.9	S 84°52'30" W	43.24
1.10	N 02°23'53" E	37.17
1.11	N 17°13'00" E	21.76
1.12	N 17°56'00" W	19.43
1.13	N 77°00'00" W	33.36
1.14	N 80°58'00" W	31.73
1.15	N 77°28'00" W	44.42
1.16	N 47°14'00" E	36.12
1.17	N 08°07'00" E	33.74
1.18	N 36°40'00" W	26.80
1.19	N 27°28'00" E	30.72
1.20	N 53°42'00" W	63.62
1.21	N 09°37'00" W	38.84
1.22	N 30°35'00" E	28.77
1.23	N 37°33'00" E	35.30
1.24	S 44°32'00" E	33.42
1.25	S 40°28'00" E	37.33
1.26	N 17°44'00" E	28.72
1.27	N 12°55'00" E	31.84
1.28	N 33°28'00" E	30.72
1.29	N 23°20'00" E	32.84
1.30	N 42°40'00" E	41.87
1.31	N 08°48'00" W	25.18
1.32	N 20°39'00" W	37.21
1.33	N 38°45'00" W	44.56
1.34	N 17°40'00" W	30.26
1.35	N 40°16'00" E	38.04
1.36	S 43°24'00" E	37.50
1.37	S 37°07'00" E	40.24
1.38	S 20°23'00" E	47.19
1.39	N 80°40'00" E	58.28
1.40	S 77°08'00" E	46.18
1.41	S 77°08'00" E	46.18
1.42	N 59°34'00" E	29.20
1.43	N 08°20'00" E	41.70
1.44	N 80°40'00" E	18.22
1.45	S 30°14'00" E	30.28
1.46	S 18°48'00" E	24.29
1.47	S 03°27'00" E	25.57
1.48	S 27°46'00" E	31.20
1.49	S 24°36'00" E	31.84
1.50	S 14°08'00" E	20.78
1.51	S 21°34'00" W	28.69
1.52	S 42°53'00" W	43.14
1.53	S 32°33'00" E	28.28
1.54	S 37°18'00" E	30.56
1.55	N 00°03'00" E	42.36
1.56	N 00°03'00" E	42.36
1.57	S 24°29'00" E	24.69
1.58	S 14°20'00" E	24.77
1.59	S 00°03'00" E	42.36
1.60	S 00°27'00" E	17.92
1.61	N 47°45'00" E	38.62
1.62	N 87°54'00" E	36.08
1.63	N 30°30'00" E	44.47
1.64	N 57°20'00" E	64.89
1.65	N 61°08'00" E	32.47
1.66	N 22°34'00" E	66.21
1.67	S 84°25'00" E	19.42
1.68	S 84°55'00" E	18.20
1.69	N 31°38'00" E	28.02
1.70	N 38°56'00" E	36.06
1.71	N 43°00'00" E	28.26
1.72	N 43°24'00" E	35.85
1.73	S 89°23'00" E	128.91
1.74	N 37°00'00" E	28.84
1.75	N 03°30'00" W	45.47
1.76	N 31°32'00" E	36.44
1.77	N 05°41'00" E	43.89
1.78	N 20°57'00" E	26.20
1.79	N 73°21'00" E	18.63
1.80	N 27°47'00" E	37.73
1.81	N 04°00'00" E	50.82
1.82	N 38°24'00" W	41.31
1.83	N 88°11'00" W	31.10
1.84	N 80°18'00" W	18.79
1.85	N 08°00'00" W	11.07
1.86	N 02°11'00" E	69.41
1.87	N 08°58'00" E	195.80
1.88	N 28°24'00" E	36.48
1.89	N 17°14'00" E	11.76
1.90	N 37°35'00" W	17.84

LINE	BEARING	DISTANCE
1.91	N 40°17'00" W	22.00
1.92	N 23°14'00" W	14.70
1.93	N 42°44'00" E	17.00
1.94	N 89°24'00" E	44.73
1.95	N 79°28'00" E	18.96
1.96	N 80°02'00" E	63.44
1.97	N 58°24'00" E	38.50
1.98	S 30°22'00" E	16.30
1.99	S 21°24'00" E	40.74
1.100	S 30°18'00" E	20.17
1.101	N 09°48'00" E	18.41
1.102	N 09°48'00" E	20.54
1.103	N 38°41'00" E	18.27
1.104	N 37°00'00" E	58.57
1.105	N 37°00'00" E	37.20
1.106	S 09°48'00" E	43.46
1.107	N 38°24'00" E	37.20
1.108	S 32°48'00" E	27.71
1.109	S 17°54'00" E	67.82
1.110	S 17°54'00" E	40.43
1.111	S 38°41'00" E	18.27
1.112	S 02°17'00" E	39.80
1.113	S 02°42'00" E	28.20
1.114	S 03°10'00" E	42.16
1.115	N 12°20'00" W	33.50
1.116	N 18°24'00" W	33.50
1.117	N 53°01'00" E	34.42
1.118	N 02°48'00" E	5.84
1.119	N 57°10'00" W	4.84
1.120	N 57°10'00" W	4.84
1.121	N 57°10'00" W	18.74
1.122	S 34°40'00" E	24.20
1.123	N 03°20'00" E	37.18
1.124	N 08°43'00" E	24.82
1.125	N 18°24'00" E	35.80
1.126	N 18°24'00" E	35.80
1.127	N 30°30'00" E	43.20
1.128	N 30°30'00" E	126.41
1.129	N 30°30'00" E	28.20
1.130	N 21°17'00" E	11.54
1.131	S 67°20'00" E	18.42
1.132	N 39°40'00" E	19.19
1.133	N 17°22'00" E	106.10
1.134	N 14°20'00" E	82.20
1.135	N 40°24'00" E	35.80
1.136	S 17°14'00" E	7.24
1.137	N 40°20'00" E	30.42
1.138	N 27°14'00" W	30.40
1.139	N 59°54'00" W	76.47
1.140	N 60°20'00" W	83.17
1.141	N 34°00'00" W	70.27
1.142	N 83°32'00" W	52.43
1.143	N 80°44'00" W	50.80
1.144	S 33°45'00" E	30.00
1.145	N 54°22'00" E	35.54
1.146	N 37°18'00" E	115.37
1.147	S 89°24'00" E	25.36

IGNACIO LOPEZ SURVEY
A-50

Surveyed 93.886 Acres
(7.00 Ac within ROW C.R. 3470)

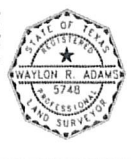


A.A. Does Title LLC
OF No. 21029141

(NOTE: Escrow research was limited to data provided by above referenced title company.)

I, Weylan R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision during the month of October, 2021, and is being submitted along with a legal description of the tract(s) shown herein.

Weylan R. Adams
Weylan R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748

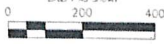


Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "WES 5748", except as shown.

- LEGEND
- POWER POLE
 - GUY ANCHOR
 - WATER VALVE
 - x- BASED WIRE FENCE
 - CHAIN LINK FENCE
 - POLE FENCE
 - OVERHEAD POWER LINE
- EXCEPT AS SHOWN

DRAWN BY: M.P.A. JOB NO.: 231808 DATE: 10/13/2021 E.P.C.: 112165	EAST TO WEST SURVEYING, INC. 228 FORTWORTH SQUARE, SUITE 100 FORT WORTH, TEXAS 76101 TEL: (817) 448-3448 FAX: (817) 405-3474 TITLEBLOCK INFORMATION No. 10164274	EAST TO WEST SURVEYING, INC. DAVIS NOBLE AND SHERB NOBLE C.R. 3470, DROCKETT HOUSTON COUNTY, TEXAS
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Note: Bearings are based on the Texas State Plane Coordinate System Central Zone, NAD 83.





215 WINCHESTER DR. STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

**93.886 ACRES
IGNACIO LOPEZ SURVEY, ABSTRACT 50
HOUSTON COUNTY, TEXAS
DAVID NOBLE AND SHERRI NOBLE
JOB No. 231808**

October 23, 2023

BEING 93.886 ACRES OF LAND situated in the Ignacio Lopez Survey, Abstract 50, Houston County, Texas and being the residue of that certain called 98 acre tract conveyed to G.R. Shuffer as recorded in Volume 95, Page 221 of the Deed Records of Houston County, Texas and the residue of that certain called 76.7 acre tract conveyed to G.R. Shuffer as recorded in Volume 196, Page 393 of the Deed Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set in a concrete bridge at the intersection of the centerline of County Road No. 3470 and the centerline of Lost Creek for the southwest corner of said called 98 acre tract and the southeast corner of that certain called 8.512 acre tract conveyed to Oscar J. Allemore and Cynthia A. Allemore as recorded in Instrument No. 1101871 of the Official Records of Houston County, Texas, same being in the north line of that certain called 10249 acre tract conveyed to Seven J Stock Farm, Inc. as recorded in Volume 261, Page 551 of the Deed Records of Houston County, Texas;

THENCE with the northwest line of said called 98 acre tract, the east line of said called 8.512 acre tract, and the southeast line of that certain called 65.28 acre tract described as the "Second Tract" in a deed to Jack Edward Meeks as recorded in Instrument No. 0901143 of the Official Records of Houston County, Texas, same being with the centerline of said Lost Creek as follow:

North 06°56'06" West a distance of 58.07 feet,
North 12°41'15" East a distance of 22.47 feet,
North 82°36'43" East a distance of 21.13 feet,
North 85°11'21" East a distance of 28.33 feet,
North 53°03'36" East a distance of 48.83 feet,
North 20°22'53" East a distance of 57.37 feet,
North 08°45'36" West a distance of 55.41 feet,
North 87°33'42" West a distance of 46.87 feet,
South 84°30'32" West a distance of 43.05 feet,
North 02°31'08" East a distance of 36.59 feet,
North 15°16'51" East a distance of 57.76 feet,
North 17°56'30" West a distance of 49.43 feet,
North 77°58'11" West a distance of 33.56 feet,
North 89°57'04" West a distance of 31.73 feet,
North 37°29'15" West a distance of 44.42 feet,
North 41°11'40" East a distance of 36.19 feet,
North 09°07'52" East a distance of 32.74 feet,
North 06°40'16" West a distance of 26.65 feet,
North 22°29'12" West a distance of 60.12 feet,
North 03°40'11" West a distance of 65.62 feet,
North 08°37'25" West a distance of 39.94 feet,
North 26°33'51" East a distance of 28.71 feet,
North 57°13'14" East a distance of 55.00 feet,
South 44°32'57" East a distance of 33.42 feet,
South 48°26'23" East a distance of 57.35 feet,
North 67°44'38" East a distance of 28.70 feet,
North 25°53'34" East a distance of 30.84 feet,
North 03°29'25" East a distance of 30.72 feet,
North 23°35'52" East a distance of 32.64 feet,
North 43°46'37" East a distance of 64.53 feet,
North 06°48'03" West a distance of 25.18 feet,
North 20°39'27" West a distance of 37.92 feet,
North 39°45'03" West a distance of 44.56 feet,
North 11°48'10" West a distance of 30.39 feet,
North 40°16'55" East a distance of 39.04 feet,
South 63°22'40" East a distance of 57.35 feet,



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South 57°02'17" East a distance of 40.24 feet,
South 75°13'19" East a distance of 97.97 feet,
North 85°40'27" East a distance of 59.26 feet,
South 88°31'07" East a distance of 46.69 feet,
South 73°06'08" East a distance of 28.30 feet,
North 39°13'47" East a distance of 29.50 feet,
North 06°30'57" East a distance of 41.70 feet,
North 80°40'10" East a distance of 19.22 feet,
South 52°03'43" East a distance of 30.53 feet,
South 15°46'09" East a distance of 24.29 feet,
South 03°57'52" East a distance of 25.57 feet,
South 37°48'26" East a distance of 52.10 feet,
South 24°36'52" East a distance of 35.84 feet,
South 14°16'43" West a distance of 20.76 feet,
South 71°34'31" West a distance of 28.68 feet,
South 45°33'01" West a distance of 63.74 feet,
South 32°33'57" East a distance of 26.28 feet,
South 57°16'02" East a distance of 35.56 feet,
North 80°03'14" East a distance of 42.06 feet,
South 89°20'05" East a distance of 18.26 feet,
South 24°29'39" East a distance of 24.69 feet,
South 14°30'52" East a distance of 24.73 feet,
South 59°01'33" East a distance of 19.97 feet,
South 86°27'18" East a distance of 17.82 feet,
North 47°45'52" East a distance of 39.62 feet,
North 87°54'53" East a distance of 36.08 feet,
North 75°30'59" East a distance of 29.33 feet,
North 57°39'33" East a distance of 64.89 feet,
North 61°26'16" East a distance of 32.67 feet,
North 72°34'41" East a distance of 66.21 feet,
South 54°10'32" East a distance of 19.42 feet,
South 64°15'54" East a distance of 18.56 feet,
North 51°18'18" East a distance of 29.02 feet,
North 18°56'54" East a distance of 36.00 feet,
North 45°09'08" East a distance of 29.26 feet,
North 83°29'41" East a distance of 35.85 feet,
South 88°23'15" East a distance of 126.91 feet,
North 37°09'56" East a distance of 29.84 feet,
North 03°39'32" West a distance of 45.47 feet,
North 21°32'48" East a distance of 35.44 feet,
North 05°41'10" East a distance of 43.88 feet,
North 20°57'01" East a distance of 56.20 feet,
North 73°12'12" East a distance of 18.63 feet,
North 20°47'30" East a distance of 57.73 feet,
North 04°39'05" East a distance of 50.82 feet,
North 38°24'54" West a distance of 41.31 feet,
North 88°11'40" West a distance of 31.10 feet,
North 60°18'16" West a distance of 19.19 feet,
North 09°00'53" West a distance of 15.07 feet,
North 02°11'50" East a distance of 69.41 feet,
North 06°59'01" East a distance of 195.98 feet,
North 28°24'29" East a distance of 56.48 feet,
North 21°14'48" East a distance of 11.78 feet,
North 37°36'39" West a distance of 17.94 feet,
North 40°12'26" West a distance of 22.08 feet,
North 25°29'44" West a distance of 14.78 feet,
North 43°44'36" East a distance of 23.28 feet,
North 89°34'24" East a distance of 44.73 feet,
North 76°28'22" East a distance of 16.96 feet,
North 46°02'35" East a distance of 83.24 feet,
North 55°24'27" East a distance of 26.55 feet,
South 35°50'20" East a distance of 16.98 feet,
South 21°39'44" East a distance of 60.74 feet,



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South 03°29'37" East a distance of 65.10 feet,
South 38°15'28" East a distance of 20.97 feet,
North 69°46'03" East a distance of 19.61 feet,
North 71°33'52" East a distance of 70.54 feet,
North 71°57'30" East a distance of 43.46 feet,
North 37°00'26" East a distance of 58.87 feet,
North 39°24'48" East a distance of 31.29 feet,
South 69°36'49" East a distance of 21.58 feet,
South 52°46'00" East a distance of 27.11 feet,
South 17°04'45" East a distance of 67.92 feet,
South 17°54'03" West a distance of 40.48 feet,
South 36°45'11" West a distance of 19.23 feet,
South 00°37'32" West a distance of 29.95 feet,
South 52°42'29" East a distance of 26.28 feet,
South 85°33'18" East a distance of 42.18 feet,
North 13°29'38" East a distance of 19.58 feet,
North 16°52'09" West a distance of 33.55 feet,
North 53°03'50" East a distance of 34.42 feet,
North 85°56'39" East a distance of 42.71 feet, and

North 62°43'47" East a distance of 5.84 feet to a point for the east corner of said called 65.28 acre tract and the south corner of said called 76.7 acre tract, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 40°12'48" W – 50.00';

THENCE North 40°12'48" West with the northeast line of said called 65.28 acre tract and the southwest line of said called 76.7 acre tract, at a distance of 135.71' passing a barbed wire fence, and continuing with said line and generally with a barbed wire fence, at a distance of 275.62' passing a ½" iron rod found and a ½" iron pipe found, and continuing for a **total distance of 684.59 feet** to a ½" iron rod with cap (RPLS 5748) set for the southwest corner of that certain called 31.00 acre tract conveyed to Keith Krenek and Teresa Krenek as recorded in Instrument No. 20220354 of the Official Records of Houston County, Texas, from which a ¾" iron rod found (leaning) for the most easterly north corner of said called 65.28 acre tract bears N 40°12'48" W – 1432.92';

THENCE North 87°56'01" East with the north line of the residue of said called 76.7 acre tract and the south line of said called 31.00 acre tract a **distance of 921.49 feet** to a point in the centerline of said Lost Creek for the northeast corner of the residue of said called 76.7 acre tract and the southeast corner of said called 31.00 acre tract, same being in the northwest line of said called 98 acre tract, from which a ½" iron rod with cap (RPLS 5748) set for reference bears S 87°56'01" W – 50.00';

THENCE with the northwest line of said called 98 acre tract, the most southerly east line of said called 31.00 acre tract, and the southeast line of that certain called 19.663 acre tract described as "Tract 3" and set aside to Marian Anita Smith in a Partition Deed as recorded in Instrument No. 20231090 of the Official Records of Houston County, Texas, same being with the centerline of said Lost Creek as follow:

North 51°11'26" West a distance of 4.64 feet,
North 15°34'12" West a distance of 18.74 feet,
North 15°45'06" East a distance of 64.29 feet,
North 03°25'59" East a distance of 37.16 feet,
North 28°14'58" East a distance of 24.92 feet,
North 19°50'10" East a distance of 21.95 feet,
North 03°39'11" East a distance of 63.96 feet,
North 32°51'08" East a distance of 81.20 feet,
North 00°52'31" East a distance of 125.41 feet,
North 20°08'12" West a distance of 25.27 feet,
North 21°17'53" East a distance of 11.54 feet,
South 67°20'22" East a distance of 16.43 feet,
North 59°48'52" East a distance of 19.19 feet,
North 17°37'28" East a distance of 105.10 feet,
North 14°25'33" East a distance of 92.29 feet,
North 40°23'59" East a distance of 35.88 feet,
North 23°23'48" East a distance of 21.24 feet,
North 40°59'36" East a distance of 36.40 feet,
North 21°41'14" West a distance of 35.46 feet,
North 39°15'47" West a distance of 76.41 feet,
North 50°25'33" West a distance of 63.12 feet,



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North 34°05'07" West a distance of 76.27 feet,
North 65°32'40" East a distance of 52.43 feet,
South 80°44'13" East a distance of 50.95 feet,
South 53°45'11" East a distance of 55.07 feet,
North 54°12'22" East a distance of 35.54 feet,
North 33°18'08" East a distance of 115.57 feet, and
South 88°27'40" East a distance of 25.36 feet to a point for the northeast corner of the residue of said

called 98 acre tract and the northwest corner of that certain called 7.75 acre tract conveyed to Mary Louise Cott Rideau and Helen Shuffer Sanders as recorded in Volume 689, Page 344 of the Deed Records of Houston County, Texas, from which a ½" iron rod with cap (RPLS 5748) set for reference bears S 02°22'02" E – 50.00';

THENCE South 02°22'02" East with the east line of the residue of said called 98 acre tract and the west line of said called 7.75 acre tract, same being parallel with the east line of said called 7.75 acre tract and the west line of that certain called 129.205 acre tract conveyed to Kathie Boswell as recorded in Instrument No. 1006074 of the Official Records of Houston County, Texas, a **distance of 2948.71 feet** to a point in the centerline of said County Road No. 3470 for the southeast corner of the residue of said called 98 acre tract and the southwest corner of said called 7.75 acre tract, same being in a north line of said called 10249 acre tract, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 02°22'02" W – 40.00';


THENCE with the south line of said called 98 acre tract, a north line of said called 10249 acre tract, and generally with the centerline of said County Road No. 3470 as follows:

South 80°29'05" West a distance of 484.73 feet,
South 74°45'36" West a distance of 324.93 feet,
South 83°11'29" West a distance of 456.50 feet,
South 86°28'58" West a distance of 424.25 feet,
North 87°51'20" West a distance of 244.31 feet, and
North 78°18'50" West a distance of 747.16 feet back to the **PLACE OF BEGINNING** and containing

93.886 ACRES OF LAND, of which 2.000 acres lies within the ROW of said County Road No. 3470.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision during the month of October, 2023, and is being submitted along with a plat of the tract(s) described herein.


Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748

