



TBPELS FIRM #10194954 || 240 Gibbs St., New Waverly, TX 77358 || 936-900-9972

FIELD NOTE DESCRIPTION
65.589 ACRES
GEORGE L. STOLTS SURVEY
ABSTRACT NUMBER 505
WALKER COUNTY, TEXAS

BEING a 65.589 acre tract of land situated in the George L. Stolts Survey, Abstract 505, Walker County, Texas, being all of that certain called 5.773 acre tract described in instrument to Southern Oaks Water System, Inc., recorded under Clerk's File Number 2018-56459 of the Official Public Records of Walker County, Texas (O.P.R.W.C.T.), being further described in Volume 363, Page 413 of the Deed Records of Walker County, Texas (D.R.W.C.T.), and all of that certain called 59.78 acre tract described in instrument to Southern Oaks Water System, Inc., recorded under Clerk's File Number 2020-55910, O.P.R.W.C.T., said 65.589 acre tract being more particularly described by the following metes and bounds description:

BEGINNING at a ½ inch iron rod found in the westerly line of that certain called 58.55 acre tract described in instrument to Charles L. Mack, et al., recorded under Clerk's File Number 2022-79964, O.P.R.W.C.T., being further described in Volume 233, Page 282, D.R.W.C.T., at the eastern prolongation of the center of a 30 foot access easement described in said 5.773 acre deed to Southern Oaks Water System, Inc., and at the southeastern corner of a 30 foot access easement described in Volume 357, Page 704, D.R.W.C.T., for the common easterly corner of said 5.773 acre tract and that certain called 5.77 acre tract described in instrument to Shirley Marie Goffney Stoneham Living Trust, recorded under Clerk's File Number 2021-69206, O.P.R.W.C.T., being further described in Volume 357, Page 704, D.R.W.C.T., being the most northerly corner of the herein described 65.589 acre tract;

THENCE South 29°44'13" East, 34.23 feet, with the common line between said 5.773 acre tract and said 58.55 acre tract, to a fence post found for a common corner of the same, being a northeasterly corner of the herein described 65.589 acre tract;

THENCE South 27°54'33" East, 733.99 feet, continuing with said common line to a ½ inch iron rod with cap found (bent) in the northwesterly line of said 59.78 acre tract for a common corner of the same, being an interior corner of the herein described 65.589 acre tract;

THENCE North 72°27'43" East, 16.85 feet, with the common line between said 59.78 acre tract and said 58.55 acre tract to a 5/8 inch iron rod with cap found for a common corner of the same, being the easterly north corner of the herein described 65.589 acre tract;

THENCE South 29°15'33" East, 1001.34 feet, continuing with said common line to a 5/8 inch iron rod found for a common corner of said 59.78 acre tract, said 58.55 acre tract, and that certain called 7.07 acre tract described in instrument to Willie Dale O'Neal and Alma Lee, recorded in Volume 169, Page 472, D.R.W.C.T., being an angle point in the easterly northeast line of the herein described 65.589 acre tract;

THENCE South 28°42'57" East, 404.99 feet, with the common line between said 59.78 acre tract and said 7.07 acre tract, to a fence corner post found for the common corner of said 59.78 acre tract, said 7.07 acre tract, and that certain called 10.86 acre tract described as Tract 2 in instrument to James Lewis, Sr., recorded in Volume 139, Page 515, D.R.W.C.T., being an angle point in the easterly northeast line of the herein described 65.589 acre tract;



TBPELS FIRM #10194954 || 240 Gibbs St., New Waverly, TX 77358 || 936-900-9972

THENCE South 28°27'41" East, 269.10 feet, with the common line between said 59.78 acre tract and said 10.86 acre tract, to a 5/8 inch iron rod found for a common corner of said 59.78 acre tract, said 10.86 acre tract, and that certain called 9.43 acre tract described in instrument to Michael Chad Petross and Dianna Renay Petross, recorded under Clerk's File Number 2017-32782, O.P.R.W.C.T., being an angle point in the easterly northeast line of the herein described 65.589 acre tract;

THENCE South 28°51'16" East, 289.25 feet, with the common line between said 59.78 acre tract and said 9.43 acre tract, to a 1/2 inch iron rod found for a common corner of the same, being the easterly corner of the herein described 65.589 acre tract;

THENCE South 57°48'55" West, 244.34 feet, continuing with said common line, to a 5/8 inch iron rod found for a common corner of said 59.78 acre tract, said 9.43 acre tract, and that certain called 884.0 acre tract described in instrument to Rhonda Ranch – Newhouse Land and Cattle, LLC., recorded in Volume 1248, Page 288, O.P.R.W.C.T., being an angle point in the southeasterly line of the herein described 65.589 acre tract;

THENCE South 57°43'56" West, 333.30 feet, with the common line between said 59.78 acre tract and said 884.0 acre tract, to a 3/4 inch iron rod found for a common corner of said 59.78 acre tract, said 884.0 acre tract, and that certain called 8.023 acre tract described in instrument to Christopher Conover and Charisse Conover, recorded in Volume 1148, Page 428, O.P.R.W.C.T., being an angle point in the southeasterly line of the herein described 65.589 acre tract;

THENCE South 56°00'04" West, 544.69 feet, with the common line between said 59.78 acre tract and said 8.023 acre tract, to a 5/8 inch iron rod found for a common corner of said 59.78 acre tract, said 8.023 acre tract, and that certain called 31.7 acre tract described in instrument to April G. Surratt, recorded in Volume 1336, Page 217, O.P.R.W.C.T., being an angle point in the southeasterly line of the herein described 65.589 acre tract;

THENCE South 61°10'34" West, 199.57 feet, with the common line between said 59.78 acre tract and said 31.7 acre tract, to a 5/8 inch iron rod found (bent) for a common corner of said 59.78 acre tract, said 31.7 acre tract, and that certain called 39.628 acre tract described as Tract 1 in instrument to Gaetta Partners, LP., recorded under Clerk's File Number 2021-74489, O.P.R.W.C.T., being the southerly corner of the herein described 65.589 acre tract;

THENCE North 29°03'07" West, 1966.83 feet, with the common line between said 59.78 acre tract and said 39.628 acre tract, to a 3/4 inch iron rod found (bent) for a common corner of said 59.78 acre tract, said 39.628 acre tract, and that certain called 5.7730 acre tract described in instrument to Larry Darnell Robberson and Vinita Stoneham Roberson, recorded under Clerk's File Number 2021-74612, O.P.R.W.C.T., being further described in Volume 1209, Page 16, O.P.R.W.C.T., being the most westerly corner of the herein described 65.589 acre tract;

THENCE North 57°28'16" East, with the southeasterly line of said 5.7730 acre tract, that certain called 5.77 acre tract described as Tract 7 in instrument to Chia Tsuen Yang, recorded in Volume 1345, Page 11, O.P.R.W.C.T., being further described in Volume 399, Page 460, D.R.W.C.T., and that certain called 5.773 acre tract described as Tract 6 in instrument to David Stoneham, recorded in Volume 480, Page 210, D.R.W.C.T., common to the northwesterly line of said 59.78 acre tract, at 655.47 feet pass a 1/2 inch iron rod found for reference, in all, a total distance of 983.63 feet to a 1/2 inch iron rod found for a common corner of said 59.78 acre tract, said Tract 6, and said Southern Oaks Water System, Inc. 5.773 acre tract, being an interior corner of the herein described 65.589 acre tract;

NORTH POINT — SURVEYING —

TBPELS FIRM #10194954 || 240 Gibbs St., New Waverly, TX 77358 || 936-900-9972

THENCE North 28°29'29" West, 768.29 feet, with the common line between said Southern Oaks Water System, Inc., 5.773 acre tract and said Tract 6, to a ½ inch iron rod found (disturbed) in the southeasterly line of said Stoneham Living Trust 5.77 acre tract, in the center of said 30 foot access easement, for the common northerly corner of said Southern Oaks Water System, Inc., 5.773 acre tract and said Tract 6, being the northerly west corner of the herein described 65.589 acre tract;

THENCE North 57°33'11" East, 330.47 feet, with the common line between said Stoneham Living Trust 5.77 acre tract, said Southern Oaks Water System, Inc., 5.773 acre tract, and with the center of said 30 foot access easement, to the POINT OF BEGINNING and containing 65.589 acres of land within this field note description.

This Field Note Description was prepared from a survey performed on the ground under my direct supervision by North Point Surveying LLC, and is referred to as Project Number 25013.

All coordinates, bearings, distances, and areas shown or referenced hereon are grid measurements based on GPS observations and are referenced to the North American Datum of 1983(NAD83), Texas State Plane Coordinate System, Central Zone (4202), and in U.S. Survey Feet.

08-24-2025

Date





Carey A. Johnson – R.P.L.S. 6524