



- SYMBOL LEGEND**
- P — Overhead Power Line
  - Guy Wire
  - // — Wood Fence
  - XXX — Wrought Iron Fence
  - XX — Chainlink Fence
  - X — Wire Fence
  - ⋈ — Fire Hydrant
  - Power Pole
  - Telephone Pedestal
  - Water Valve
  - Water Meter
  - — Set Iron Rod w/TPS Cap
  - — Fnd Iron Rod

**JOHN BRYAN SURVEY  
ABSTRACT No. 164  
(HOUSTON)**

Surveyor has relied on information provided by:  
Stewart Title Guaranty Company  
G.F. No. 2021040526  
Effective date: May 7, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) R.O.W. to Magnolia Petroleum Company per Vol. 113, Pg. 71, D.R.W.C.T. (Blanket)
- 2) Easement to The Champion Paper & Fibre Co. per Vol. 171, Pg. 358, D.R.W.C.T. (Does not affect)
- 3) Easement to Embridge G & P (East Texas), LP per C.F. No. 1501456, O.P.R.H.C.T. (Does not affect)
- 4) Easement to Lone Star NGL Pipeline, LP per Vol. 1196, Pg. 22, O.P.R.W.C.T. (Does not affect)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48471C0125D having an effective date of 8-16-2011.

Job No.: H297-224  
Scale: 1"=500'  
Date: 05/03/2021  
Drawn By: TK / DVB  
Field Crew: TC  
Revised: 6/1/2021 TITLE

Purchaser Mathew H. Speer & Jennifer M. Moyers  
Address Brown Road, Trinity, Tx 75862  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Section \_\_\_\_\_  
Survey John Bryon, A 164 (Houston) 66 (Walker)  
Survey Mary Milsaps, A 339 (Houston) 340 (Walker)  
Survey John Bethea, A 90  
Area 183.000 Acres  
Subdivision \_\_\_\_\_  
Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, Records \_\_\_\_\_  
Houston County, Texas  
Walker County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).  
Basis of Bearings

JACK C. PARKER  
CALLED 57.075 ACRES  
VOL 505, PG. 33  
D.R.H.C.T.

PHILLIP M.L. PARKER  
CALLED 26.81 ACRES  
"TRACT 2"  
VOL. 2019, PG. 361  
O.R.H.C.T.

MICHAEL J. SLOTT  
CALLED 81.210 ACRES  
VOL. 1151, PG. 313  
O.R.W.C.T.

SET ½" I.R.  
W/TPS CAP  
@2991.27'

SET MAG  
NAIL

N 86°55'42" E 3497.20'

FND IRON  
STAKE

L12  
SET ½" I.R.  
W/TPS CAP

FND CONCRETE  
MONUMENT

REMAINDER OF  
WELDON TIMBERLANDS, LLC  
TRACT 17, PARCEL 2  
CALLED 1105.55 ACRES  
VOL. 906, PG. 425,  
O.R.W.C.T.

N 08°28'08" E 2552.06'

SET ½" I.R.  
W/TPS CAP

FND ½" I.R.  
W/TPS CAP

**JOHN BRYAN SURVEY  
ABSTRACT No. 66  
(WALKER)**

PORTION OF  
WELDON TIMBERLANDS, LLC  
TRACT 17, PARCEL 2  
CALLED 1105.55 ACRES  
VOL. 906, PG. 425,  
O.R.W.C.T.

PORTION OF  
WELDON TIMBERLANDS, LLC  
TRACT 7  
CALLED 323 ACRES  
VOL. 906, PG. 425,  
O.R.W.C.T.

REMAINDER OF  
WELDON TIMBERLANDS, LLC  
TRACT 7  
CALLED 323 ACRES  
VOL. 906, PG. 425,  
O.R.W.C.T.

**JOHN BETHEA SURVEY  
ABSTRACT No. 90  
(WALKER)**

**MARY MILSAPS SURVEY  
ABSTRACT No. 339  
(HOUSTON)**

183.000 ACRES  
PORTION OF  
WELDON TIMBERLANDS, LLC  
TRACT 19  
CALLED 573.9 ACRES  
VOL. 906, PG. 425,  
O.R.W.C.T.

HOUSTON COUNTY LINE  
WALKER COUNTY LINE

EXPLORED PIPELINE  
(PER TEXAS RAILROAD COMMISSION GIS)

APPARENT SURVEY LINE

APPARENT SURVEY LINE

GRAVEL ROAD

APPARENT COUNTY LINE

GATE

BROWN ROAD  
(GRAVEL ROAD)

SET ½" I.R.  
W/TPS CAP  
@60.00'

SET MAG  
NAIL

APPARENT SURVEY LINE

L10  
L11

L5  
L6  
L7  
L8  
L9

CALCULATED  
CORNER  
(TYP.)

**JOHN BRYAN SURVEY  
ABSTRACT No. 66  
(WALKER)**

**MARY MILSAPS SURVEY  
ABSTRACT No. 340  
(WALKER)**

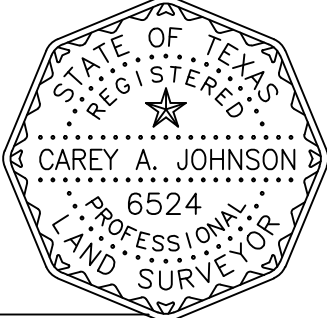
REMAINDER OF  
WELDON TIMBERLANDS, LLC  
TRACT 19  
CALLED 573.9 ACRES  
VOL. 906, PG. 425,  
O.R.W.C.T.

LINE	BEARING	DISTANCE
L1	S 14°16'10" W	103.65'
L2	S 11°03'54" W	511.67'
L3	S 06°59'33" W	113.39'
L4	S 02°45'49" W	379.42'
L5	S 00°53'19" E	87.95'
L6	S 05°43'07" E	291.53'
L7	S 06°41'36" E	269.54'
L8	S 08°11'58" E	300.30'
L9	S 09°08'20" E	340.00'
L10	S 08°54'02" E	183.39'
L11	S 09°03'32" E	1.84'
L12	S 86°55'42" W	629.80'
L13	S 08°28'08" W	3892.56'

**BOUNDARY SURVEY**

BEING a 183.000 acre tract situated in the John Bryan Survey, Abstract Number.164, and the Mary Milsaps Survey, Abstract Number 339, Houston County, Texas, the Mary Milsaps Survey, Abstract Number 340, the John Bryan Survey, Abstract Number 66, and the John Bethea Survey, Abstract Number 90, Walker County, Texas, being comprised of a portion of that certain called 323 acre tract described as "Tract 7", a portion of that certain called 1105.55 acre tract described as "Tract 17, Parcel 2", and a portion of that certain called 573.9 acre tract described as "Tract 19", all in instrument to Weldon Timberlands, LLC., recorded in Volume 906, Page 425 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 183.000 acre tract being more particularly described by attached metes and bounds description.

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 Land Surveying.



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524



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