



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
108.293 ACRES
IN THE VITAL FLORES SURVEY, ABSTRACT NUMBER 20
WALKER COUNTY, TEXAS

BEING a 108.293 acre tract of land situated in the Vital Flores Survey, Abstract Number 20, Walker County, Texas, being comprised of all of that same called 79.706 acre tract described as "Tract 1" in instrument to Craig Godwin, recorded in Volume 413, Page 682, of the Deed Records of Walker County, Texas (D.R.W.C.T.), and a portion of that same called 85.63 acre tract described as "Tract 2" in instrument to Craig Godwin, recorded in Volume 117, Page 156, D.R.W.C.T., said 108.293 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found within margins of Boswell Road, for the common southerly corner of said 85.63 acre tract and that certain called 2.0317 acre tract described in instrument to Richard A. Richardson, recorded in Volume 90, Page 762, of the Official Records of Walker County, Texas (O.R.W.C.T.), being an easterly corner of the herein described 108.293 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,219,826.28, E: 3.,856,731.87**, Central Zone, grid measurements;

THENCE South 62°25'40" West, 383.50 feet, within the margins of said Boswell Road, the southeasterly line of said 85.63 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 85.63 acre tract and that certain tract shown to be owned by U.S. Forestry (U.S. Forestry 63453 Tract) per Walker County Appraisal District Identification Number (W.C.A.D. Id. No.) 63453, being the southerly corner of the herein described 108.293 acre tract;

THENCE North 67°01'19" West, 133.23 feet, with the common line between said 85.63 acre tract and said U.S. Forestry 63453 Tract, to a calculated point in the centerline of Boswell Creek, for an angle point in the southwesterly line of the herein described 108.293 acre tract;

THENCE with the centerline of said Boswell Creek, the southwesterly line of said 85.63 acre tract, the following sixty-seven (67) courses and distances:

1. North 52°12'56" West, 11.16 feet, to a calculated point for corner;
2. North 79°43'54" West, 16.51 feet, to a calculated point for corner;
3. South 76°38'37" West, 26.19 feet, to a calculated point for corner;
4. North 73°42'27" West, 34.39 feet, to a calculated point for corner;
5. North 26°56'11" West, 13.96 feet, to a calculated point for corner;
6. North 49°50'07" East, 102.68 feet, to a calculated point for corner;
7. North 27°25'10" West, 26.53 feet, to a calculated point for corner;
8. North 79°04'34" West, 71.63 feet, to a calculated point for corner;
9. North 68°14'12" West, 23.31 feet, to a calculated point for corner;
10. South 81°50'36" West, 68.42 feet, to a calculated point for corner;
11. North 54°59'57" West, 20.22 feet, to a calculated point for corner;
12. North 40°59'04" East, 12.06 feet, to a calculated point for corner;
13. North 43°48'35" East, 46.96 feet, to a calculated point for corner;
14. North 16°47'49" East, 13.38 feet, to a calculated point for corner;
15. North 02°47'58" West, 13.38 feet, to a calculated point for corner;
16. North 38°20'09" West, 19.97 feet, to a calculated point for corner;

17. South 54°41'05" West, 79.69 feet, to a calculated point for corner;
18. South 85°16'44" West, 21.71 feet, to a calculated point for corner;
19. North 58°24'56" West, 11.87 feet, to a calculated point for corner;
20. North 01°17'28" East, 79.90 feet, to a calculated point for corner;
21. North 37°23'51" West, 20.16 feet, to a calculated point for corner;
22. North 42°31'23" West, 6.48 feet, to a calculated point for corner;
23. North 10°01'10" East, 12.99 feet, to a calculated point for corner;
24. North 45°50'47" East, 53.30 feet, to a calculated point for corner;
25. North 04°03'05" East, 7.15 feet, to a calculated point for corner;
26. North 55°17'59" West, 50.58 feet, to a calculated point for corner;
27. North 40°20'35" West, 25.83 feet, to a calculated point for corner;
28. South 74°53'56" West, 78.07 feet, to a calculated point for corner;
29. North 64°29'27" West, 76.95 feet, to a calculated point for corner;
30. North 86°07'29" West, 28.62 feet, to a calculated point for corner;
31. North 87°27'17" West, 34.20 feet, to a calculated point for corner;
32. North 07°07'04" West, 11.46 feet, to a calculated point for corner;
33. North 18°22'28" East, 42.81 feet, to a calculated point for corner;
34. North 21°58'22" West, 33.05 feet, to a calculated point for corner;
35. South 86°16'56" West, 8.30 feet, to a calculated point for corner;
36. South 60°35'23" West, 62.08 feet, to a calculated point for corner;
37. North 84°32'14" West, 10.01 feet, to a calculated point for corner;
38. North 75°16'47" West, 18.77 feet, to a calculated point for corner;
39. North 55°06'56" West, 81.22 feet, to a calculated point for corner;
40. South 75°32'14" West, 26.93 feet, to a calculated point for corner;
41. North 67°50'18" West, 10.15 feet, to a calculated point for corner;
42. North 22°27'17" West, 24.30 feet, to a calculated point for corner;
43. North 01°54'10" East, 33.26 feet, to a calculated point for corner;
44. North 33°37'43" East, 18.52 feet, to a calculated point for corner;
45. North 42°10'02" East, 2.58 feet, to a calculated point for corner;
46. North 02°53'35" West, 28.35 feet, to a calculated point for corner;
47. North 23°54'51" West, 14.78 feet, to a calculated point for corner;
48. North 48°10'23" West, 38.49 feet, to a calculated point for corner;
49. North 50°06'43" West, 62.02 feet, to a calculated point for corner;
50. North 30°43'13" West, 87.45 feet, to a calculated point for corner;
51. North 09°57'34" West, 18.13 feet, to a calculated point for corner;
52. North 45°42'01" East, 24.05 feet, to a calculated point for corner;
53. South 87°03'36" East, 49.40 feet, to a calculated point for corner;
54. North 70°47'35" West, 86.34 feet, to a calculated point for corner;
55. South 48°49'39" West, 7.19 feet, to a calculated point for corner;
56. South 74°32'55" West, 19.44 feet, to a calculated point for corner;
57. North 64°04'02" West, 21.07 feet, to a calculated point for corner;
58. North 33°49'21" West, 20.20 feet, to a calculated point for corner;
59. North 33°02'06" East, 26.03 feet, to a calculated point for corner;
60. North 66°02'45" East, 67.69 feet, to a calculated point for corner;
61. North 49°18'33" East, 14.53 feet, to a calculated point for corner;
62. North 50°45'11" West, 39.46 feet, to a calculated point for corner;
63. North 03°02'19" East, 29.46 feet, to a calculated point for corner;
64. North 38°42'13" West, 10.35 feet, to a calculated point for corner;
65. North 59°36'21" West, 12.53 feet, to a calculated point for corner;
66. South 64°35'29" West, 95.55 feet, to a calculated point for corner;
67. South 85°36'46" West, 15.99 feet, to a calculated point for the common southerly corner of said 85.63 acre tract, said 79.706 acre tract, and said U.S. Forestry 63453 Tract, being an interior corner of the herein described 108.293 acre tract;

THENCE with the common line between said 79.706 acre tract and said U.S. Forestry 63453 Tract, the following two (2) courses and distances:

1. South 61°15'31" West, at a distance of 32.62 feet, pass a 1-1/2 inch iron pipe found for reference, in all, a total distance of 1862.02 feet, to a 1-1/2 inch iron pipe with 2-1/2 disk found for corner;
2. North 28°45'02" West, 1116.84 feet, to a 1-1/2 inch iron pipe with 2-1/2 inch disk found for the common corner of said 79.706 acre tract, said U.S. Forestry 63453 Tract, and that certain called 25.1 acre tract described in instrument to Sht Holding Company, LLC., recorded under Instrument Number 66901, O.R.W.C.T., being an angle point in a southwesterly line of the herein described 108.293 acre tract;

THENCE North 28°28'42" West, 735.98 feet, with the common line between said 79.706 acre tract and said 25.1 acre tract, to a fence corner post found in the southeasterly line of that certain called 228.215 acre tract described in instrument to Alfred A. and Clarissa Torres, recorded in Volume 861, page 849, D.R.W.C.T., for the common northerly corner of said 79.706 acre tract and said 25.1 acre tract, being the westerly corner of the herein described 108.293 acre tract;

THENCE with the common line between said 79.706 acre tract and said 228.215 acre tract, the following two (2) courses and distances:

1. North 62°06'13" East, at a distance of 476.62 feet, pass a 1 inch iron pipe found for reference, in all, a total distance of 955.04 feet, to a 1 inch iron pipe found for corner;
2. North 62°16'51" East, 760.74 feet, to a 1 inch iron pipe found for the common northerly corner of said 79.706 acre tract and that certain tract shown to be owned by U.S. Forestry (U.S. Forestry 55195 Tract) per W.C.A.D. Id. No. 55195, being a northerly corner of the herein described 108.293 acre tract;

THENCE South 66°20'04" East, 133.06 feet, with the common line between said 79.706 acre tract and said U.S. Forestry 55195 Tract, to a calculated point in the centerline of said Boswell Creek, for an angle point in the northeasterly line of the herein described 108.293 acre tract;

THENCE with the centerline of said Boswell Creek, the easterly line of said 79.706 acre tract, the following one hundred and one (101) courses and distances:

1. South 12°53'13" West, 58.47 feet, to a calculated point for corner;
2. South 12°20'18" East, 36.61 feet, to a calculated point for corner;
3. South 61°31'18" East, 26.36 feet, to a calculated point for corner;
4. North 43°54'07" East, 39.37 feet, to a calculated point for corner;
5. North 07°51'20" East, 60.38 feet, to a calculated point for corner;
6. North 05°20'49" West, 58.80 feet, to a calculated point for corner;
7. North 60°18'54" East, 23.93 feet, to a calculated point for corner;
8. South 36°22'27" East, 48.95 feet, to a calculated point for corner;
9. South 78°42'09" East, 99.18 feet, to a calculated point for corner;
10. North 88°29'49" East, 31.26 feet, to a calculated point for corner;
11. North 31°28'58" East, 25.66 feet, to a calculated point for corner;
12. North 38°20'39" West, 25.09 feet, to a calculated point for corner;
13. North 82°53'46" West, 28.06 feet, to a calculated point for corner;
14. North 46°55'44" West, 38.09 feet, to a calculated point for corner;
15. North 02°18'00" West, 20.56 feet, to a calculated point for corner;
16. North 64°11'44" East, 39.01 feet, to a calculated point for corner;
17. South 51°20'05" East, 46.26 feet, to a calculated point for corner;
18. South 72°31'03" East, 28.06 feet, to a calculated point for corner;
19. South 49°42'50" East, 123.15 feet, to a calculated point for corner;
20. South 07°01'41" West, 16.84 feet, to a calculated point for corner;
21. South 78°17'42" West, 21.44 feet, to a calculated point for corner;
22. North 66°49'09" West, 32.49 feet, to a calculated point for corner;
23. South 59°45'13" West, 17.37 feet, to a calculated point for corner;
24. South 24°46'44" West, 97.56 feet, to a calculated point for corner;

25. South 65°20'47" East, 46.58 feet, to a calculated point for corner;
26. South 14°29'45" East, 34.28 feet, to a calculated point for corner;
27. South 36°03'15" West, 32.31 feet, to a calculated point for corner;
28. South 03°29'20" West, 45.63 feet, to a calculated point for corner;
29. South 59°17'03" West, 50.24 feet, to a calculated point for corner;
30. South 17°31'31" West, 22.39 feet, to a calculated point for corner;
31. North 86°24'10" East, 72.84 feet, to a calculated point for corner;
32. South 34°26'56" West, 60.77 feet, to a calculated point for corner;
33. South 47°16'33" East, 86.58 feet, to a calculated point for corner;
34. South 66°12'41" West, 103.45 feet, to a calculated point for corner;
35. South 22°07'25" East, 47.86 feet, to a calculated point for corner;
36. South 48°35'54" East, 63.57 feet, to a calculated point for corner;
37. North 39°26'24" East, 46.51 feet, to a calculated point for corner;
38. North 05°54'40" West, 33.54 feet, to a calculated point for corner;
39. North 69°18'21" East, 103.17 feet, to a calculated point for corner;
40. South 00°11'44" East, 49.55 feet, to a calculated point for corner;
41. South 39°18'27" West, 63.20 feet, to a calculated point for corner;
42. South 54°34'23" West, 72.99 feet, to a calculated point for corner;
43. South 25°39'24" East, 41.41 feet, to a calculated point for corner;
44. North 86°03'04" East, 19.17 feet, to a calculated point for corner;
45. North 29°01'29" East, 46.37 feet, to a calculated point for corner;
46. North 27°47'52" East, 24.11 feet, to a calculated point for corner;
47. South 81°19'52" East, 96.47 feet, to a calculated point for corner;
48. South 09°42'37" East, 9.87 feet, to a calculated point for corner;
49. South 16°30'02" East, 36.74 feet, to a calculated point for corner;
50. South 17°43'43" West, 117.02 feet, to a calculated point for corner;
51. South 34°55'29" West, 62.42 feet, to a calculated point for corner;
52. South 60°15'45" East, 9.73 feet, to a calculated point for corner;
53. South 27°47'03" East, 21.89 feet, to a calculated point for corner;
54. South 58°53'01" East, 17.99 feet, to a calculated point for corner;
55. South 89°50'08" East, 17.19 feet, to a calculated point for corner;
56. North 68°47'16" East, 26.07 feet, to a calculated point for corner;
57. North 53°18'37" East, 75.95 feet, to a calculated point for corner;
58. North 71°31'42" East, 3.80 feet, to a calculated point for corner;
59. South 27°37'08" East, 18.03 feet, to a calculated point for corner;
60. South 21°33'29" East, 81.47 feet, to a calculated point for corner;
61. South 40°30'47" East, 44.03 feet, to a calculated point for corner;
62. South 09°48'34" East, 18.16 feet, to a calculated point for corner;
63. South 51°54'05" West, 15.26 feet, to a calculated point for corner;
64. South 72°15'59" West, 14.49 feet, to a calculated point for corner;
65. North 71°15'50" West, 3.70 feet, to a calculated point for corner;
66. North 66°08'04" West, 16.47 feet, to a calculated point for corner;
67. North 79°52'05" West, 15.26 feet, to a calculated point for corner;
68. South 87°32'45" West, 9.62 feet, to a calculated point for corner;
69. South 47°39'07" West, 49.49 feet, to a calculated point for corner;
70. South 26°46'47" West, 8.30 feet, to a calculated point for corner;
71. South 13°35'28" West, 26.74 feet, to a calculated point for corner;
72. South 42°51'30" East, 11.70 feet, to a calculated point for corner;
73. North 79°42'46" East, 12.81 feet, to a calculated point for corner;
74. South 85°01'41" East, 157.88 feet, to a calculated point for corner;
75. South 23°39'06" West, 32.11 feet, to a calculated point for corner;
76. South 74°17'07" West, 69.91 feet, to a calculated point for corner;
77. South 32°03'15" West, 27.66 feet, to a calculated point for corner;
78. South 07°31'15" East, 81.37 feet, to a calculated point for corner;
79. South 41°38'47" East, 73.92 feet, to a calculated point for corner;
80. South 36°52'52" West, 29.44 feet, to a calculated point for corner;

81. South 03°12'14" East, 12.25 feet, to a calculated point for corner;
82. South 31°01'13" East, 41.21 feet, to a calculated point for corner;
83. South 65°38'07" East, 46.46 feet, to a calculated point for corner;
84. South 24°07'34" East, 51.69 feet, to a calculated point for corner;
85. South 37°39'00" East, 26.01 feet, to a calculated point for corner;
86. South 74°15'42" East, 14.56 feet, to a calculated point for corner;
87. North 65°15'29" East, 110.83 feet, to a calculated point for corner;
88. North 88°37'55" East, 70.73 feet, to a calculated point for corner;
89. South 47°49'28" East, 5.90 feet, to a calculated point for corner;
90. South 04°54'30" West, 21.21 feet, to a calculated point for corner;
91. South 25°16'13" West, 8.94 feet, to a calculated point for corner;
92. South 46°02'10" West, 76.52 feet, to a calculated point for corner;
93. South 81°01'32" West, 6.15 feet, to a calculated point for corner;
94. North 66°41'19" West, 16.84 feet, to a calculated point for corner;
95. South 71°55'15" West, 11.85 feet, to a calculated point for corner;
96. South 70°30'03" West, 26.71 feet, to a calculated point for corner;
97. South 16°39'35" West, 62.99 feet, to a calculated point for corner;
98. South 02°29'49" East, 23.05 feet, to a calculated point for corner;
99. South 31°47'38" East, 13.27 feet, to a calculated point for corner;
100. South 58°42'16" East, 15.09 feet, to a calculated point for corner;
101. North 85°36'46" East, 36.71 feet, to a calculated point for a common corner of said 79.706 acre tract and said 85.63 acre tract, being an interior corner of the herein described 108.293 acre tract;

THENCE North 63°16'40" East, 1202.70 feet, severing, over and across said 85.63 acre tract, to a 1 inch iron pipe found for the common northerly corner of said 85.63 acre tract and that certain called 30.9561 acre tract described in instrument to Craig Godwin, recorded in Volume 378, Page 406, O.R.W.C.T., being a northerly corner of the herein described 108.293 acre tract;

THENCE South 28°50'04" East, 1072.18 feet, with the southwesterly line of said 30.9561 acre tract and that certain called 4.316 acre tract described in instrument to Craig Godwin and Christine Godwin, recorded in Volume 1128, Page 166, O.R.W.C.T., common to a northeasterly line of said 85.63 acre tract, to a 5/8 inch iron rod found for the northerly common east corner of said 85.63 acre tract and said 2.0317 acre tract, being an easterly corner of the herein described 108.293 acre tract;

THENCE with the common line between said 85.63 acre tract and said 2.0317 acre tract, the following two (2) courses and distances:

1. South 59°34'49" West, 317.84 feet, to a 5/8 inch iron rod found for corner;

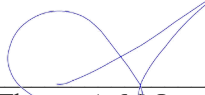
2. South 26°33'20" East, 265.57 feet, to the **POINT OF BEGINNING** and containing a computed area of 108.293 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 2, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 37567.

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

July 11, 2024
Date




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