

PROJECT NUMBER 20794_TR29
DATE 08-10-2021
DRAWN BY ALT
CHECKED BY AJD/DED
FIELD CREW TC
REVISION 1
REVISION 2
REVISION 3
REVISION 4

PROFESSIONAL SURVEYING LICE

1012 N FRAZIRI STREET - CONNOR, TX 7710)
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FIRM REGISTRATION NO 100834-00

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48225C0825D HAVING AN EFFECTIVE DATE OF 04/04/2011.



Carey A. Johnson Registered Professional Land Surveyor No. 6524



3032 N. FRAZIER STREET, CONROE, TEXAS 77303 (936)756-7447 FAX (936)756-7448 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION TRACT 29 22.172 ACRES IN THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164 HOUSTON COUNTY, TEXAS

BEING a 22.172 acre tract of land situated in the John Bryan Survey Abstract Number 164, Houston County, Texas, being a portion of that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said 22.172 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch round concrete monument with 3 inch disc found for a common corner of said 2011.085 acre tract and that certain called 57.075 acre tract described in instrument to Jack C. Parker recorded in Volume 505, Page 33 of the Deed Records of Houston County, Texas (D.R.H.C.T.), being the northwesterly corner of the herein described 22.172 acre tract, from which a 4 inch round concrete monument with 3 inch disc found for a common corner of said 2011.085 acre tract and said 57.075 acre tract, bears North 02°31'50" West, 1483.97 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10352722.53, E: 3792993.01, Central Zone (4203), grid measurements:

THENCE North 86°55'42" East, 629.80 feet, with the common line between said 2011.085 acre tract and said 57.075 acre tract, to 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 57.075 acre tract, for the common northerly corner of said 2011.085 acre tract and that certain called 183.000 acre tract described in instrument to Matthew Hamilton Speer and Jennifer Monique Moyer, recorded under Instrument Number 69140, O.R.W.C.T., being the northeasterly corner of the herein described 22.172 acre tract;

THENCE South 08°28'08" West, 2552.06 feet, with the common line between said 2011.085 acre tract and said 183.000 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for a common corner of the sane, being the southeasterly corner of the herein described 22.172 acre tract;

THENCE South 87°48'44" West, 142.84 feet, severing, over and across said 2011.085 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 22.172 acre tract;

THENCE North 02°31'50" West, 2498.37 feet, continuing over and across said 2011.085 acre tract, to the **POINT OF BEGINNING**, containing a computed area of 22.172 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 10, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20794_TR29.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

April 4, 2022 Date

Page 1 of 1

CAREY A. JOHNSON

Carey A. Johnson R.P.L.8. No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303 (936)756-7447 FAX (936)756-7448 FIRM REGISTRATION No. 100834-00

ACCESS EASEMENT No. 1 CENTERLINE DESCRIPTION 60 FOOT WIDE ACCESS EASEMENT IN THE JOHN BETHEA SURVEY, WALKER Co. ABSTRACT NUMBER 89, THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164, AND THE GORDIAN BADILLO SURVEY, ABSTRACT NUMBER 4 HOUSTON COUNTY, TEXAS

BEING a sixty (60) foot wide access easement (Access Easement No. 1), situated in the John Bethea Survey, Walker County Abstract Number 89, the John Bryan Survey, Abstract Number 164, and the Gordian Badillo Survey, Abstract Number 4, Houston County, Texas, over and across that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said Access Easement No. 1 being 30 feet parallel and adjacent to both sides of the following centerline description:

BEGINNING at a calculated point in the northeasterly right-of-way of Farm-to-Market Road 230, a southwesterly line of said 2011.085 acre tract, at the beginning of Weldon Trail (60 foot wide privately maintained road), from which a concrete monument found for reference, bears North 81°23'36" West, 774.52 feet, also from which a concrete monument found for reference, bears South 81°23'36" East, 100.17 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10344083.17, E: 3786747.67, Central Zone (4203), grid measurement;

THENCE over and across said 2011.085 acre tract, with the centerline of said Weldon Trail, the following thirty-nine (39) courses and distances:

- 1. North 48°21'53" East, 2270.15 feet, to a calculated point;
- 2. North 26°40'22" East, 2.62 feet, to a calculated point;
- 3. North 37°40'37" East, 132.41 feet, to a calculated point;
- 4. North 42°45'15" East, 300.66 feet, to a calculated point;
- 5. North 40°08'40" East, 209.28 feet, to a calculated point;
- 6. North 38°56'56" East, 176.19 feet, to a calculated point;
- 7. North 49°43'55" East, 143.61 feet, to a calculated point;
- 8. North 53°18'45" East, 257.39 feet, to a calculated point;
- 9. North 42°05'10" East, 218.24 feet, to a calculated point;
- 10. North 18°54'15" East, 209.47 feet, to a calculated point;
- 11. North 13°15'02" East, 743.03 feet, to a calculated point;
- 12. North 12°26'12" East, 645.21 feet, to a calculated point;
- 13. North 12°58'24" East, 588.09 feet, to a calculated point;
- 14. North 09°59'38" East, 153.92 feet, to a calculated point;
- 15. North 02°05'00" West, 120.79 feet, to a calculated point;
- 16. North 05°12'43" West, 323.86 feet, to a calculated point for the beginning of Access Easement No. 2, described
- 17. North 00°00'00" West, 144.67 feet, to a calculated point;

- 18. North 17°58'10" East, 119.02 feet, to a calculated point;
- 19. North 31°44'41" East, 255.08 feet, to a calculated point;
- 20. North 31°11'20" East, 247.81 feet, to a calculated point;
- 21. North 14°02'15" East, 126.18 feet, to a calculated point for the beginning of Access Easement No. 3, described hereinafter;
- 22. North 09°11'50" East, 722.76 feet, to a calculated point;
- 23. North 17°56'03" East, 171.34 feet, to a calculated point;
- 24. North 45°00'00" East, 147.87 feet, to a calculated point;
- 25. North 59°08'04" East, 208.63 feet, to a calculated point;
- 26. North 60°23'04" East, 643.97 feet, to a calculated point;
- 27. North 60°04'47" East, 487.64 feet, to a calculated point for the beginning of Access Easement No. 4, described hereinafter;
- 28. North 00°43'41" East, 78.55 feet, to a calculated point for the beginning of a curve to the right;
- 29. Northerly, 143.58 feet, with the arc of said curve to the right having a radius of 1261.67 feet, a central angle of 06°31'14", a chord that bears North 05°05'12" East, 143.51 feet, to a calculated point for the end of said curve to the right;
- 30. North 07°36'23" East, 365.43 feet, to a calculated point;
- 31. North 07°07'49" East, 307.72 feet, to a calculated point;
- 32. North 07°07'11" East, 504.99 feet, to a calculated point;
- 33. North 07°44'59" East, 273.89 feet, to a calculated point;
- 34. North 09°22'18" East, 194.01 feet, to a calculated point for the beginning of a curve to the right;
- 35. Northeasterly, 407.24 feet, with the arc of said curve to the right having a radius of 870.32 feet, a central angle of 26°48'36", a chord that bears North 21°44'56" East, 403.54 feet, to a calculated point for the beginning of a compound curve;
- 36. Northeasterly, 210.14 feet, with the arc of said curve to the right having a radius of 1250.95 feet, a central angle of 09°37'30", a chord that bears North 45°47'12" East, 209.90 feet, to a calculated point for the end of said compound curve;
- 37. North 46°40'16" East, 1347.29 feet, to a calculated point;
- 38. North 47°08'54" East, 691.71 feet, to a calculated point;
- 39. North 46°06'50" East, 478.72 feet, to a calculated point for the radius point of a sixty foot cul-de-sac, the **POINT OF TERMINUS** of said Access Easement No. 1, from which a 3 inch round concrete monument found in the apparent common line between said Bryan and Badillo Surveys, for an interior corner of said 2011.085 acre tract, a northwesterly corner of that certain called 171.61 acre tract described in instrument t Jack C. Parker, recorded in Volume 527, Page 216, O.R.W.C.T., bears South 39°39'49" West, 530.77:

TOGETHER WITH:

ACCESS EASEMENT No. 2 CENTERLINE DESCRIPTION 60 FOOT WIDE ACCESS EASEMENT THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164, HOUSTON COUNTY, TEXAS

BEING a sixty (60) foot wide access easement (Access Easement No. 2), situated in the John Bryan Survey, Abstract Number 164, Houston County, Texas, over and across that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said Access Easement No. 2 being 30 feet parallel and adjacent to both sides of the following centerline description:

BEGINNING at a calculated point in the centerline of said Access Easement No. 1, described above, from which a 4 inch round concrete monument with a 3 inch disk marked "CHAMPION" found in the apparent northwesterly line of the John Bethea Survey, Walker County Abstract Number 89, for the apparent common easterly corner of the James J. Holcomb Survey, Abstract Number 475 and the Harry G. Cern Survey, Abstract Number 123, an interior corner of said 2011.085 acre tract, the westerly corner of that certain called 100 acre tract described in instrument to Pitts 2007 Properties, Ltd, recorded under Instrument Number 801721 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), bears South 42°12'08" West, 2840.34 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10349344.29, E: 3789940.57, Central Zone (4203), grid measurement;

THENCE over and across said 2011.085 acre tract, with the centerline of Weldon Court (60 foot wide privately maintained road), the following four (4) courses and distances:

- 1. South 84°47'17" West, 50.75 feet, to a calculated point for the beginning of a curve to the right;
- 2. Northwesterly, 165.59 feet, with the arc of said curve to the right having a radius of 200.00 feet, a central angle of 47°26'16", a chord that bears North 71°29'35" West, 160.90 feet, to a calculated point for the end of said curve to the right;
- 3. North 47°46'27" West, 732.14 feet, to a calculated point in the apparent common line between said Bryan Survey and the and the Thomas Fisher Survey, Abstract Number 422;
- 4. South 42°13'33" West, 30.00 feet, with said apparent common line, to a calculated point for the radius point of a 60 foot cul-de-sac, for the POINT OF TERMINUS of said Access Easement No. 2, from which a 5/8 inch iron rod found for an interior corner of said 2011.085 acre tract, for the southerly corner of that certain called 12.32 acre tract described as "S&E Tract 43/R66" in instrument recorded in Volume 906, Page 425, O.R.W.C.T., bears North 39°44'17" West, 429.20 feet;

TOGETHER WITH:

ACCESS EASEMENT No. 3 CENTERLINE DESCRIPTION 60 FOOT WIDE ACCESS EASEMENT THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164, HOUSTON COUNTY, TEXAS

BEING a sixty (60) foot wide access easement (Access Easement No. 3), situated in the John Bryan Survey, Abstract Number 164, Houston County, Texas, over and across that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said Access Easement No. 3 being 30 feet parallel and adjacent to both sides of the following centerline description:

BEGINNING at a calculated point in the centerline of said Access Easement No. 1, described above, the beginning of a curve to the right, from which a 5/8 inch iron rod found for an interior corner of said 2011.085 acre tract, for the southerly corner of that certain called 12.32 acre tract described as "S&E Tract 43/R66" in instrument recorded in Volume 906, Page 425, O.R.W.C.T., bears North 88°26'51" West, 1370.18 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10350153.50, E: 3790270.43, Central Zone (4203), grid measurement;

THENCE over and across said 2011.085 acre tract, with the centerline of Weldon Lane (60 foot wide privately maintained road), the following ten (10) courses and distances:

- 1. Southeasterly, 282.71 feet, with the arc of said curve to the right having a radius of 847.10 feet, a central angle of 19°07'19", a chord that bears South 48°38'55" East, 281.40 feet, to a calculated point for the beginning of a compound curve;
- 2. Southeasterly, 287.56 feet, with the arc of said curve to the right having a radius of 481.68 feet, a central angle of 34°12'21", a chord that bears South 18°28'37" East, 283.31 feet, to a calculated point for the beginning of a
- 3. Southeasterly, 267.60 feet, with the arc of said curve to the left having a radius of 358.14 feet, a central angle of 42°48'40", a chord that bears South 13°53'26" East, 261.42 feet, to a calculated point for the beginning of a compound curve;
- 4. Southeasterly, 257.31 feet, with the arc of said curve to the left having a radius of 464.97 feet, a central angle of 31°42'28", a chord that bears South 69°59'01" East, 254.04 feet, to a calculated point for the end of said curve;
- 5. South 87°43'12" East, 446.15 feet, to a calculated point for the beginning of a curve to the left;
- 6. Northeasterly, 155.02 feet, with the arc of said curve to the left having a radius of 146.18 feet, a central angle of 60°45'40", a chord that bears North 60°22'28" East, 147.85 feet, to a calculated point for the beginning of a compound curve;
- 7. Northeasterly, 219.79 feet, with the arc of said curve to the right having a radius of 322.34 feet, a central angle of 39°04'01", a chord that bears North 59°48'01" East, 215.55 feet, to a calculated point for the beginning of a compound curve;
- 8. Easterly, 158.86 feet, with the arc of said curve to the left having a radius of 1218.56 feet, a central angle of 07°28'11", a chord that bears North 86°35'54" East, 158.75 feet, to a calculated point for the end of said curve;
- 9. North 83°29'14" East, 121.68 feet, to a calculated point for the beginning of a curve to the right;
- 10. Northeasterly, 28.54 feet, with the arc of said curve to the right having a radius of 353.25 feet, a central angle of 04°37'43", a chord that bears North 82°04'23" East, 28.53 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the radius point of a 60 foot cul-de-sac, for the POINT OF TERMINUS of said Access Easement No. 3, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for an interior corner of said 2011.085 acre tract, the southwesterly corner of that certain called 183.000 acre tract described in instrument to Matthew Hamilton Speer and Jennifer Monique Moyer, recorded under Instrument Number 69140, O.R.W.C.T., and Instrument Number 20211979, O.P.R.H.C.T., bears North 62°22'22" East, 1472.83 feet;

TOGETHER WITH:

ACCESS EASEMENT No. 4 CENTERLINE DESCRIPTION 60 FOOT WIDE ACCESS EASEMENT THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164, HOUSTON COUNTY, TEXAS

BEING a sixty (60) foot wide access easement (Access Easement No. 4), situated in the John Bryan Survey, Abstract Number 164, Houston County, Texas, over and across that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said Access Easement No. 4 being 30 feet parallel and adjacent to both sides of the following centerline

BEGINNING at a calculated point in the centerline of said Access Easement No. 1, described above, the beginning of a curve to the right, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for an interior corner of said 2011.085 acre tract, the southwesterly corner of that certain called 183.000 acre tract described in instrument to Matthew Hamilton Speer and Jennifer Monique Moyer, recorded under Instrument Number 69140, O.R.W.C.T., and Instrument Number 20211979, O.P.R.H.C.T., bears South 44°27'07" East, 2200.77 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10351803.04, E: 3791704.84, Central Zone (4203), grid measurement;

THENCE over and across said 2011.085 acre tract, with the centerline of Weldon Drive (60 foot wide privately maintained road), the following three (3) courses and distances:

- 1. North 60°04'47" East, 526.51 feet, to a calculated point for corner;
- 2. North 60°48'37" East, 632.43 feet, to a calculated point for corner;
- 3. North 63°37'08" East, 266.23 feet, to a calculated point for the radius point of a 60 foot cul-de-sac, for the **POINT OF TERMINUS** of said Access Easement No. 4, from which a 3 inch round concrete monument with 3 inch disk found for an interior corner of said 2011.085 acre tract, the southwesterly corner of that certain called 57.075 acre tract described in instrument to Jack C. Parker Recorded in Volume 505, Page 33 of the Deed Recorded of Houston County, Texas (D.R.H.C.T.), bears North 10°09'15" East, 233.80 feet;

This Centerline Description was prepared from a survey performed on the ground on September 10, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20794_Easements.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

April 6, 2022 Date CAREY A. JOHNSON

R.P.L.S. No. 6524