



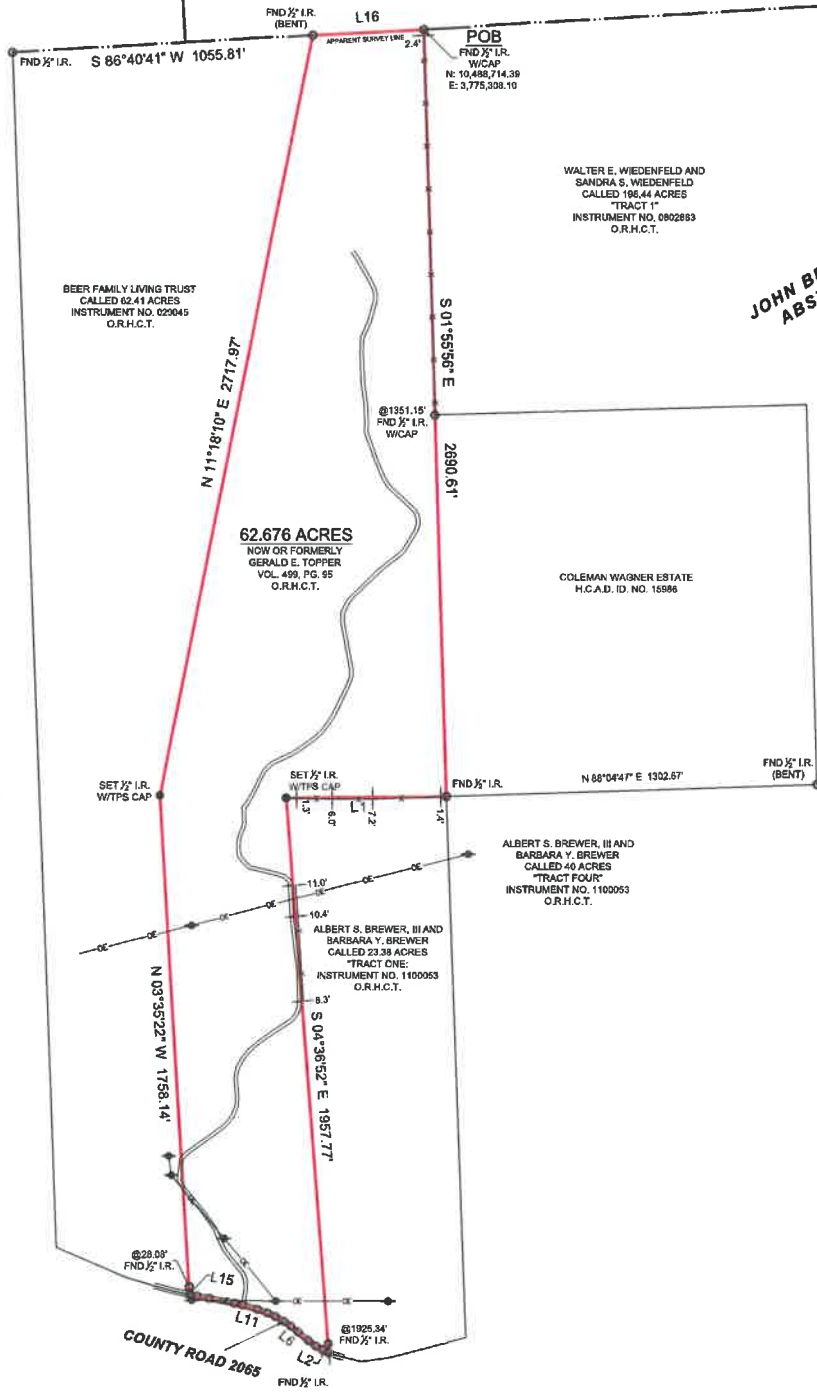
#### SYMBOL LEGEND

- OVERHEAD ELECTRIC
- x— WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- +— POWER POLE
- SET SURVEY MONUMENT

KOCHMAN FAMILY LIVING TRUST  
CALLED 184.08 ACRES  
INSTRUMENT NO. 01-4416  
O.R.H.C.T.

**JAMES M. MALONE SURVEY**  
**ABSTRACT No. 739**

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| 1    | S 89° 00' 00" W | 605.89   |
| 2    | N 84° 04' 41" W | 29.57    |
| 3    | N 84° 04' 41" W | 29.57    |
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| 100  | N 84° 04' 41" W | 29.57    |



**JOHN BEATY LEAGUE**  
**ABSTRACT No. 7**

**GENERAL NOTES:**  
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

|  |            |            |
|--|------------|------------|
| TEXAS PROFESSIONAL SURVEYING                   | JMS        | 289325     |
| 3033 N. Freeway, Suite 1720, Houston, TX 77059 | FIELD DATE | 05-13-2025 |
| www.maloneysurveying.com                       | DRAWN BY   | CPP        |
| Phone 281-289-3257                             | CHECKED BY | MJW        |
|  | FILED CREW | JW         |
|  | REV 1      |            |
|  | REV 2      |            |
|  | REV 3      |            |
|  | REV 4      |            |

|         |                              |
|---------|------------------------------|
| CLIENT  | HOME LAND PROPERTIES         |
| ADDRESS | CR 2065, CROCKETT, TX, 75835 |
| SURVEY  | JOHN BEATY LEAGUE, A-7       |
| SUBJECT | 62.676 ACRES                 |
| COUNTY  | HOUSTON                      |

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48225C03750, HAVING AN EFFECTIVE DATE OF 04-04-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE OLD MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

#### BOUNDARY SURVEY

BEING A 62.676 ACRE TRACT OF LAND SITUATED IN THE JOHN BEATY LEAGUE, ABSTRACT NUMBER 7, HOUSTON COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED IN INSTRUMENT TO GERALD E. TOPPER (TOPPER TRACT), RECORDED UNDER VOLUME 499, PAGE 95, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS (O.R.H.C.T.), SAID 62.676 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921





# 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**  
**62.676 ACRES**  
**IN THE JOHN BEATY LEAGUE, ABSTRACT NUMBER 7**  
**HOUSTON COUNTY, TEXAS**

BEING a 62.676 acre tract of land situated in the John Beaty League, Abstract Number 7, Houston County, Texas, being all of that same tract described in instrument to Gerald E. Topper (Topper tract), recorded under Volume 499, Page 95, of the Official Records of Houston County, Texas (O.R.H.C.T.), said 62.676 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap found in the apparent common line between said Beaty League and the James M. Malone Survey, Abstract Number 739, in the southerly line of that certain called 164.08 acre tract described in instrument to Kochran Family Living Trust, recorded under Instrument Number 01-4416, O.R.H.C.T., for the common northerly corner of said Topper tract and that certain called 198.44 acre tract described as "Tract 1" in instrument to Walter E. Wiedenfeld and Sandra S. Wiedenfeld, recorded under Instrument Number 0802863, O.R.H.C.T., being the northeasterly corner of the herein described 62.676 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,488,714.39, E: 3,775,308.10, Central Zone, grid measurements;

THENCE South 01°55'56" East, with the common line between said Topper tract and said 198.44 acre tract, at a distance of 1351.15 feet, pass a 1/2 inch iron rod with cap found for the common westerly corner of said 198.44 acre tract and that certain tract shown to be owned by the Coleman Wagner Estate (Wagner tract), per Houston County Appraisal District Identification Number (H.C.A.D. ID. No.) 15986, thence, with the common line between said Topper tract and said Wagner tract, in all, a total distance of 2690.61 feet, to a 1/2 inch iron rod found for the common corner of said Topper tract, said Wagner tract, that certain called 40 acre tract described as "Tract four" in instrument to Albert S. Brewer, III and Barbara Y. Brewer, recorded under Instrument Number 1100053, O.R.H.C.T., and that certain called 23.38 acre tract described as "Tract one" in instrument to Albert S. Brewer, III and Barbara Y. Brewer, recorded under Instrument Number 1100053, O.R.H.C.T., being the easterly southeast corner of the herein described 62.676 acre tract, from which a 1/2 inch bent iron rod found for reference bears, North 88°04'47" East, 1302.67 feet;

THENCE with the common line between said Topper tract and said 23.38 acre tract, the following two (2) courses and distances:

1. South 89°29'04" West, 565.89 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 04°36'52" East, at a distance of 1925.34 feet, pass a 1/2 inch iron rod found for reference in the northerly margin of County Road 2065, in all, a total distance of 1957.77 feet to a calculated point in the centerline of said County Road 2065, for the common southerly corner of said Topper tract and said 23.38 acre tract, being the southerly southeast corner of the herein described 62.676 acre tract;

THENCE with the centerline of said County Road 2065, the southerly line of said Topper tract, the following fourteen (14) courses and distances;

1. North 64°06'44" West, 26.37 feet, to a calculated point for corner;
2. North 60°36'13" West, 27.56 feet, to a calculated point for corner;
3. North 54°46'20" West, 31.96 feet, to a calculated point for corner;

4. North 50°19'05" West, 47.37 feet, to a calculated point for corner;
5. North 50°32'49" West, 33.16 feet, to a calculated point for corner;
6. North 55°44'01" West, 28.13 feet, to a calculated point for corner;
7. North 60°47'02" West, 34.96 feet, to a calculated point for corner;
8. North 66°04'54" West, 31.05 feet, to a calculated point for corner;
9. North 70°21'57" West, 39.15 feet, to a calculated point for corner;
10. North 74°10'03" West, 55.74 feet, to a calculated point for corner;
11. North 77°38'21" West, 27.62 feet, to a calculated point for corner;
12. North 79°15'00" West, 92.92 feet, to a calculated point for corner;
13. North 79°30'46" West, 43.07 feet, to a calculated point for corner;
14. North 78°26'25" West, 27.43 feet, to a calculated point for the common southerly corner of said 62.676 acre tract and that certain called 62.41 acre tract described in instrument to The Beer Family Living Trust, recorded under Instrument Number 020045, O.R.H.C.T., being the southwesterly corner of the herein described 62.676 acre tract;

THENCE with the common line between said Topper tract and said 62.41 acre tract, the following two (2) courses and distances:

1. North 03°35'22" West, at a distance of 28.08 feet, pass a 1/2 inch iron rod found for reference in the northerly margin of said County Road 2065, in all, a total distance of 1758.14 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 11°18'10" East, 2717.97 feet, to a 1/2 inch bent iron rod found in the apparent common line between said Beaty League and said Malone Survey, in the southerly line of said 164.08 acre tract, for the common northerly corner of said Topper tract and said 62.41 acre tract, being the northwesterly corner of the herein described 62.676 acre tract, from which a 1/2 inch iron rod found for reference bears, South 86°40'41" West, 1055.81 feet;

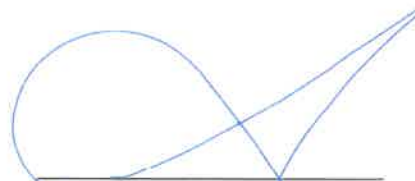
THENCE North 87°00'33" East, 391.57 feet, with the apparent common line between said Beaty League and said Malone Survey, the common line between said Topper tract and said 164.08 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 62.676 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 14, 2025, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 39935.

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

May 21, 2025  
Date



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