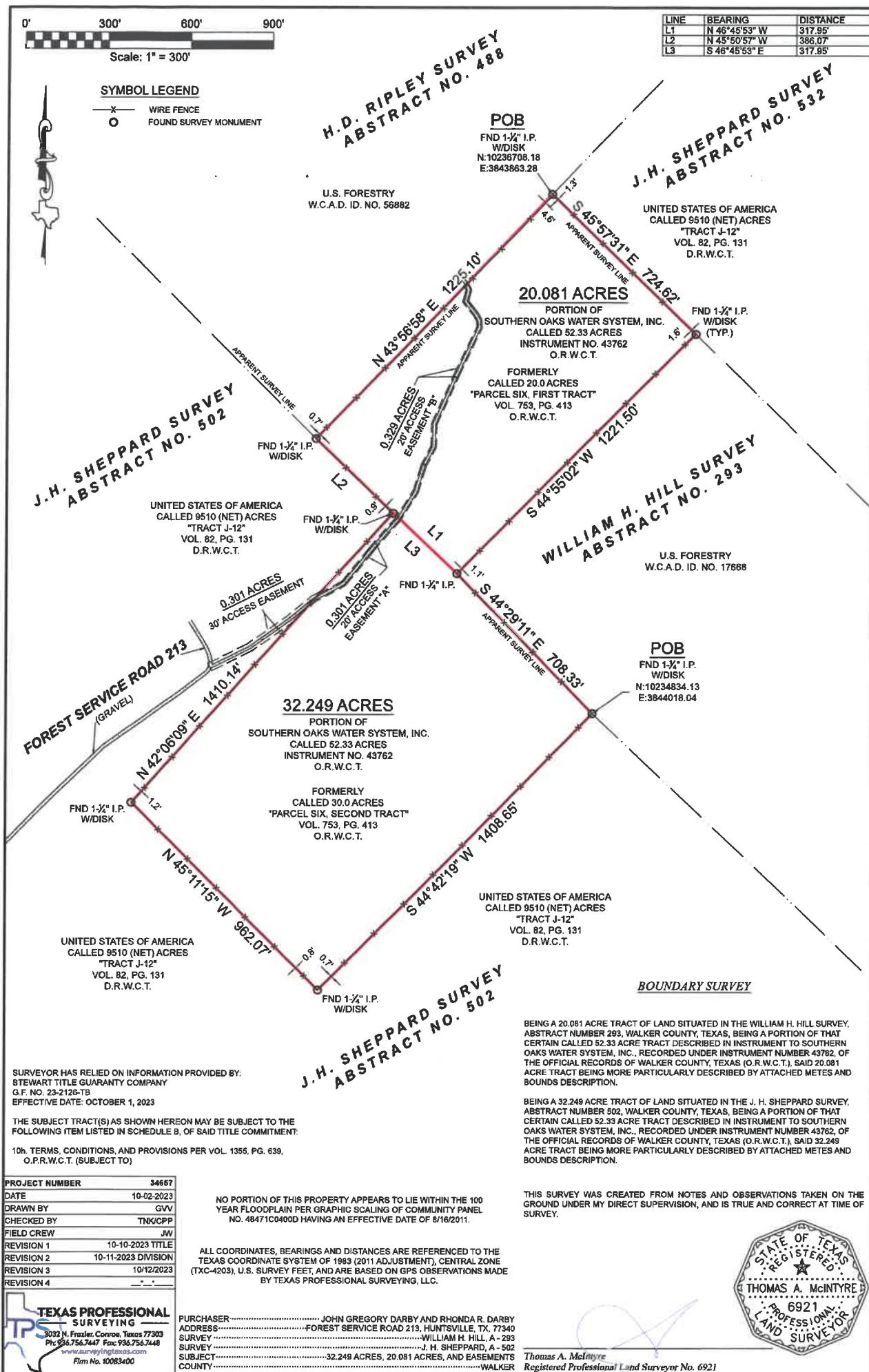


SYMBOL LEGEND

—X— WIRE FENCE
—O— FOUND SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 46°45'53" W	317.95'
L2	N 45°50'57" W	386.07'
L3	S 46°45'53" E	317.95'





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
20 FOOT WIDE ACCESS EASEMENT "A"
IN THE WILLIAM H. HILL SURVEY, ABSTRACT NUMBER 293
AND IN THE J. H. SHEPPARD SURVEY, ABSTRACT NUMBER 502
WALKER COUNTY, TEXAS

BEING a 20 foot wide Access Easement "A" (easement) situated in the William H. Hill Survey, Abstract Number 293, and in the J. H. Sheppard Survey, Abstract Number 502, Walker County, Texas, being over and across that certain called 52.33 acre tract described in instrument to Southern Oaks Water System, Inc., recorded under Instrument Number 43762, of the Official Records of Walker County, Texas (O.R.W.C.T.), said easement being 10 foot parallel and adjacent to the following described centerline description:

BEGINNING at a calculated point in the common line between said 52.33 acre tract and that certain called 9510 (Net) acre tract described in instrument to United States of America, recorded in Volume 82, Page 131, of the Deed Records of Walker County, Texas (D.R.W.C.T.), from which a 1-1/4 inch iron pipe found in the apparent common line between said Hill Survey and said Sheppard Survey, a common northerly corner of said 52.33 acre tract and said 9510 (Net) acre tract bears, North 42°06'09" East, 423.12 feet, and a 1-1/4 inch iron pipe found for the southwesterly corner of said 52.33 acre tract bears, South 42°06'09" West, 987.02 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,235,243.32, E: 3,843,006.36, Central Zone, (4203), grid measurements;

THENCE over and across said 52.33 acre tract, the following six (6) courses and distances:

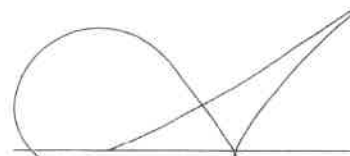
1. North 61°13'39" East, 122.91 feet, to a calculated point for corner;
2. North 38°53'59" East, 158.27 feet, to a calculated point for corner;
3. North 40°31'06" East, 145.82 feet, to a calculated point for corner;
4. North 32°38'36" East, 115.86 feet, to a calculated point for corner;
5. North 16°37'14" East, 95.69 feet, to a calculated point for corner;
6. North 27°37'22" East, 8.39 feet, to the **POINT OF TERMINUS**, and containing computed area of 0.301 acres within this field note description.

This Field Note Description was prepared from a survey performed on the ground on September 2, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34657.

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

October 5, 2023
Date




Thomas A. McIntyre
R.P.L.S. 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 20 FOOT WIDE ACCESS EASEMENT "B" IN THE WILLIAM H. HILL SURVEY, ABSTRACT NUMBER 293 WALKER COUNTY, TEXAS

BEING a 20 foot wide Access Easement "B" (easement) situated in the J. H. Sheppard Survey, Abstract Number 293, Walker County, Texas, being over and across that certain called 52.33 acre tract described in instrument to Southern Oaks Water System, Inc., recorded under Instrument Number 43762, of the Official Records of Walker County, Texas (O.R.W.C.T.), said easement being 10 foot parallel and adjacent to the following described centerline description:

BEGINNING at a calculated point from which a 1-1/4 inch iron pipe found for the apparent common easterly corner of said Hill Survey and the J. H. Sheppard Survey, Abstract Number 502 bears, South 32°27'53" West, 208.53 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,235,733.20, E: 3,843,401.98, Central Zone, (4203), grid measurements;

THENCE over and across said 52.33 acre tract, the following nine (9) courses and distances:

1. North 27°37'22" East, 71.31 feet, to a calculated point for corner;
2. North 01°10'22" East, 83.25 feet, to a calculated point for corner;
3. North 24°24'42" East, 210.27 feet, to a calculated point for corner;
4. North 25°55'44" East, 174.08 feet, to a calculated point for corner;
5. North 02°16'04" West, 27.12 feet, to a calculated point for corner;
6. North 30°59'42" West, 25.90 feet, to a calculated point for corner;
7. North 39°26'06" West, 58.44 feet, to a calculated point for corner;
8. North 16°12'20" East, 43.56 feet, to a calculated point for corner;
9. North 27°30'17" West, 22.02 feet, to a calculated point in the apparent common line between said Hill Survey and the H. D. Ripley Survey, Abstract Number 488, in the common line between said 52.33 acre tract and that certain tract shown to be owned by U.S. Forestry per Walker County Appraisal District Identification Number (W.C.A.D. Id. No.) 56882, for the **POINT OF TERMINUS**, from which a 1-1/4 inch iron pipe with disk found for the apparent common northerly corner of said Hill Survey and the J. H. Sheppard Survey, Abstract Number 532, the northerly corner of said 52.33 acre tract bears, North 43°56'58" East, 451.09 feet, and a 1-1/4 inch iron pipe with disk found for the apparent common southerly corner of said Hill Survey and said Ripley Survey, a westerly corner of said 52.33 acre tract bears, South 43°56'58" West, 774.01 feet.

CONTAINING a computed area of 0.329 acres within this field note description.

This Field Note Description was prepared from a survey performed on the ground on September 2, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34657.

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

October 5, 2023
Date



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



TEXAS PROFESSIONAL SURVEYING, LLC.

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(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
30 FOOT WIDE ACCESS EASEMENT
IN THE J. H. SHEPPARD SURVEY, ABSTRACT NUMBER 502
WALKER COUNTY, TEXAS**

BEING a 30 foot wide Access Easement (easement) situated in the J. H. Sheppard Survey, Abstract Number 502, Walker County, Texas, being over and across that certain called 9510 (Net) acre tract described in instrument to The United States of America, recorded in Volume 82, Page 131, of the Deed Records of Walker County, Texas (D.R.W.C.T.), said easement lying 15 foot parallel and adjacent to the following described centerline description:

BEGINNING at a calculated point in the common line between said 9510 (Net) acre tract and that certain called 52.33 acre tract described in instrument to Southern Oaks Water System, Inc., recorded under Instrument Number 43762, of the Official Records of Walker County, Texas (O.R.W.C.T.), from which a 1-1/4 inch iron pipe found in the apparent common line between said Sheppard Survey and the William H. Hill Survey, Abstract Number 293, for a common northerly corner of said 9510 (Net) acre tract and said 52.33 acre tract bears, North 42°06'09" East, 423.12 feet, and a 1-1/4 inch iron pipe found for a common southerly corner of said 52.33 acre tract bears, South 42°06'09" West, 987.02 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,235,243.32**, E: **3,843,006.36**, Central Zone, (4203), grid measurements;

THENCE over and across said 9510 (Net) acre tract, the following four (4) courses and distances:

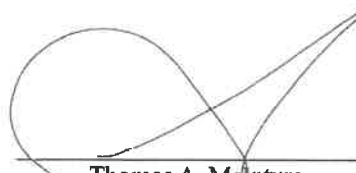
1. South 61°13'39" West, 0.89 feet, to a calculated point for corner;
2. South 50°28'53" West, 112.10 feet, to a calculated point for corner;
3. South 54°51'45" West, 172.59 feet, to a calculated point for corner;
4. South 64°00'14" West, 164.95 feet, to the **POINT OF TERMINUS**, and containing a computed area of 0.301 acres within this field note description.

This Field Note Description was prepared from a survey performed on the ground on October 2, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34657.

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

October 5, 2023
Date

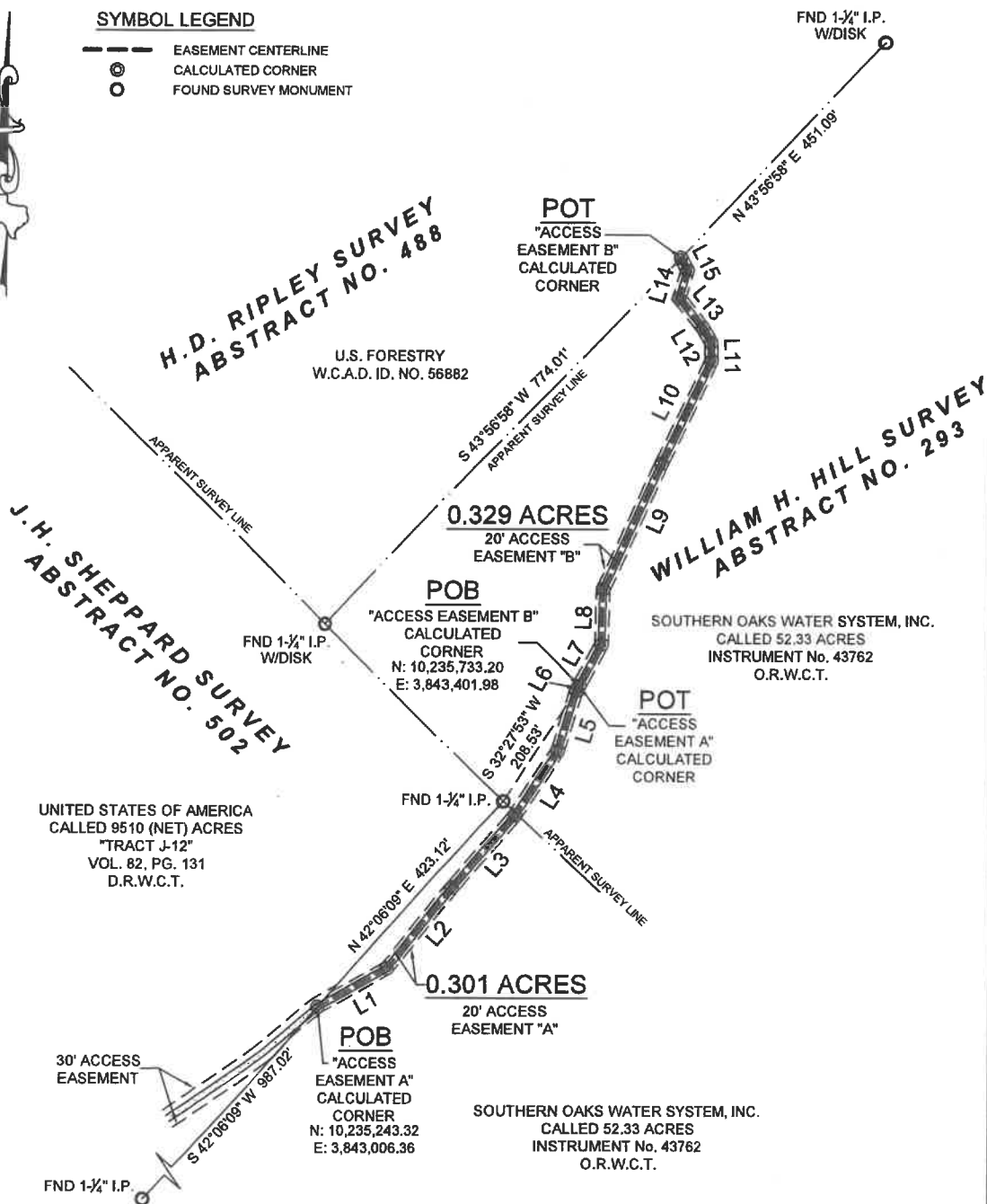



Thomas A. McIntyre
R.P.L.S. No. 6921



SYMBOL LEGEND

- EASEMENT CENTERLINE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT



20' ACCESS EASEMENT EXHIBIT

ACCESS EASEMENT "A":

BEING A 20 FOOT WIDE ACCESS EASEMENT "A" (EASEMENT) SITUATED IN THE WILLIAM H. HILL SURVEY, ABSTRACT NUMBER 293, WALKER COUNTY, TEXAS, BEING OVER AND ACROSS THAT CERTAIN CALLED 52.33 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERN OAKS WATER SYSTEM, INC., RECORDED UNDER INSTRUMENT NUMBER 43762, OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), SAID EASEMENT BEING 10 FOOT PARALLEL AND ADJACENT TO THE ATTACHED CENTERLINE DESCRIPTION.

ACCESS EASEMENT "B":

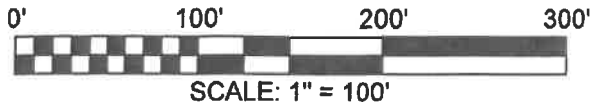
BEING A 20 FOOT WIDE ACCESS EASEMENT "B" (EASEMENT) SITUATED IN THE J. H. SHEPPARD SURVEY, ABSTRACT NUMBER 293, WALKER COUNTY, TEXAS, BEING OVER AND ACROSS THAT CERTAIN CALLED 52.33 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERN OAKS WATER SYSTEM, INC., RECORDED UNDER INSTRUMENT NUMBER 43762, OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), SAID EASEMENT BEING 10 FOOT PARALLEL AND ADJACENT TO THE ATTACHED CENTERLINE DESCRIPTION.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT). CENTRAL ZONE

PROJECT 34657

DATE 10/05/2023

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 www.surveynatexas.com



LINE	BEARING	DISTANCE
L1	S 61°13'39" W	0.89'
L2	S 50°28'53" W	112.10'
L3	S 54°51'45" W	172.59'
L4	S 64°00'14" W	164.95'

SYMBOL LEGEND

- EASEMENT CENTERLINE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT



**J.H. SHEPPARD SURVEY
ABSTRACT NO. 502**

UNITED STATES OF AMERICA
CALLED 9510 (NET) ACRES
"TRACT J-12"
VOL. 82, PG. 131
D.R.W.C.T.

FND 1-¼" I.P.
W/DISK

N 42°06'09" E 423.12'

20' ACCESS
EASEMENT "A"

POB

CALCULATED
CORNER
N:10235243.32
E:3843006.36

SOUTHERN OAKS WATER SYSTEM, INC.
CALLED 52.33 ACRES
INSTRUMENT No. 43762
O.R.W.C.T.

FOREST SERVICE ROAD 213

(GRAVEL)

0.301 ACRES

30' ACCESS
EASEMENT

S 42°06'09" W
987.02'

FND 1-¼" I.P.
W/DISK

POT

CALCULATED
CORNER

30' ACCESS EASEMENT EXHIBIT

BEING A 30 FOOT WIDE ACCESS EASEMENT (EASEMENT) SITUATED IN THE J. H. SHEPPARD SURVEY, ABSTRACT NUMBER 502, WALKER COUNTY, TEXAS, BEING OVER AND ACROSS THAT CERTAIN CALLED 9510 (NET) ACRE TRACT DESCRIBED IN INSTRUMENT TO UNITED STATES OF AMERICA, RECORDED IN VOLUME 82, PAGE 131, OF THE DEED RECORDS OF WALKER COUNTY, TEXAS (D.R.W.C.T.), SAID EASEMENT BEING 15 FOOT PARALLEL AND ADJACENT TO THE FOLLOWING ATTACHED CENTERLINE DESCRIPTION.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS MADE BY

PROJECT	34657
DATE	10/05/2023

**TEXAS PROFESSIONAL
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Firm No. 10083400



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(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

32.249 ACRES

IN THE J. H. SHEPPARD SURVEY, ABSTRACT NUMBER 502

WALKER COUNTY, TEXAS

BEING a 32.249 acre tract of land situated in the J. H. Sheppard Survey, Abstract Number 502, Walker County, Texas, being a portion of that certain called 52.33 acre tract described in instrument to Southern Oaks Water System, Inc., recorded under Instrument Number 43762, of the Official Records of Walker County, Texas (O.R.W.C.T.), said 32.249 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/4 inch iron pipe with disk found in the apparent common line between said Sheppard Survey and the William H. Hill Survey, Abstract Number 293, in the southwesterly line of that certain tract shown to be owned by U.S. Forestry, per Walker County Appraisal District Identification Number (W.C.A.D. Id. No.) 17668 (U.S. Forestry Tract), for a common corner of said 52.33 acre tract and that certain called 9510 (Net) acre tract described in instrument to United States of America, recorded in Volume 82, Page 131, of the Deed Records of Walker County, Texas (D.R.W.C.T.), being the easterly corner of the herein described 32.249 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,234,834.13, E: 3,844,018.04**, Central Zone, (4203), grid measurements;

THENCE with the common line between said 52.33 acre tract and said 9510 (Net) acre tract, the following three (3) courses and distances:

1. South 44°42'19" West, 1408.65 feet, to a 1-1/4 inch iron pipe with disk found for corner;
2. North 45°11'15" West, 962.07 feet, to a 1-1/4 inch iron pipe with disk found for corner;
3. North 42°06'09" East, 1410.14 feet, to a 1-1/4 inch iron pipe with disk found in the apparent common line between said Sheppard Survey and said Hill Survey, for the northerly corner of the herein described 32.249 acre tract, from which a 1-1/4 inch iron pipe with disk found for the apparent westerly corner of said Hill Survey, a westerly corner of said 52.33 acre tract, bears North 45°50'57" West, 386.07 feet;

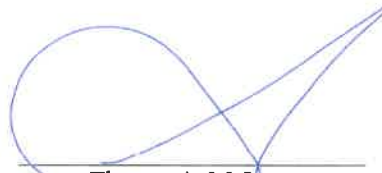
THENCE South 46°45'53" East, 317.95 feet, with the apparent common line between said Sheppard Survey and said Hill Survey, severing, over and across said 52.33 acre tract, to a 1-1/4 inch iron pipe found for the common westerly corner of said 52.33 acre tract and said U.S. Forestry Tract, being an angle point in the northeasterly line of the herein described 32.249 acre tract, from which a 1-1/4 inch iron pipe with disk found in the apparent common line between said Hill Survey and the J.H. Sheppard Survey, Abstract Number 532, for the common northerly corner of said 52.33 acre tract and said U.S. Forestry tract bears North 44°55'02" East, 1221.50 feet;

THENCE South 44°29'11" East, 708.33 feet, continuing, with the apparent common line between said Sheppard Survey and said Hill Survey, the common line between said 52.33 acre tract and said U.S. Forestry Tract, to the **POINT OF BEGINNING** and containing a computed area of 32.249 acres of land within this Field Note Description, of which 0.201 acres lies within the margins of a 20 foot wide road easement.

This Field Note Description was prepared from a survey performed on the ground on October 2, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34657.

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

October 11, 2023
Date



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