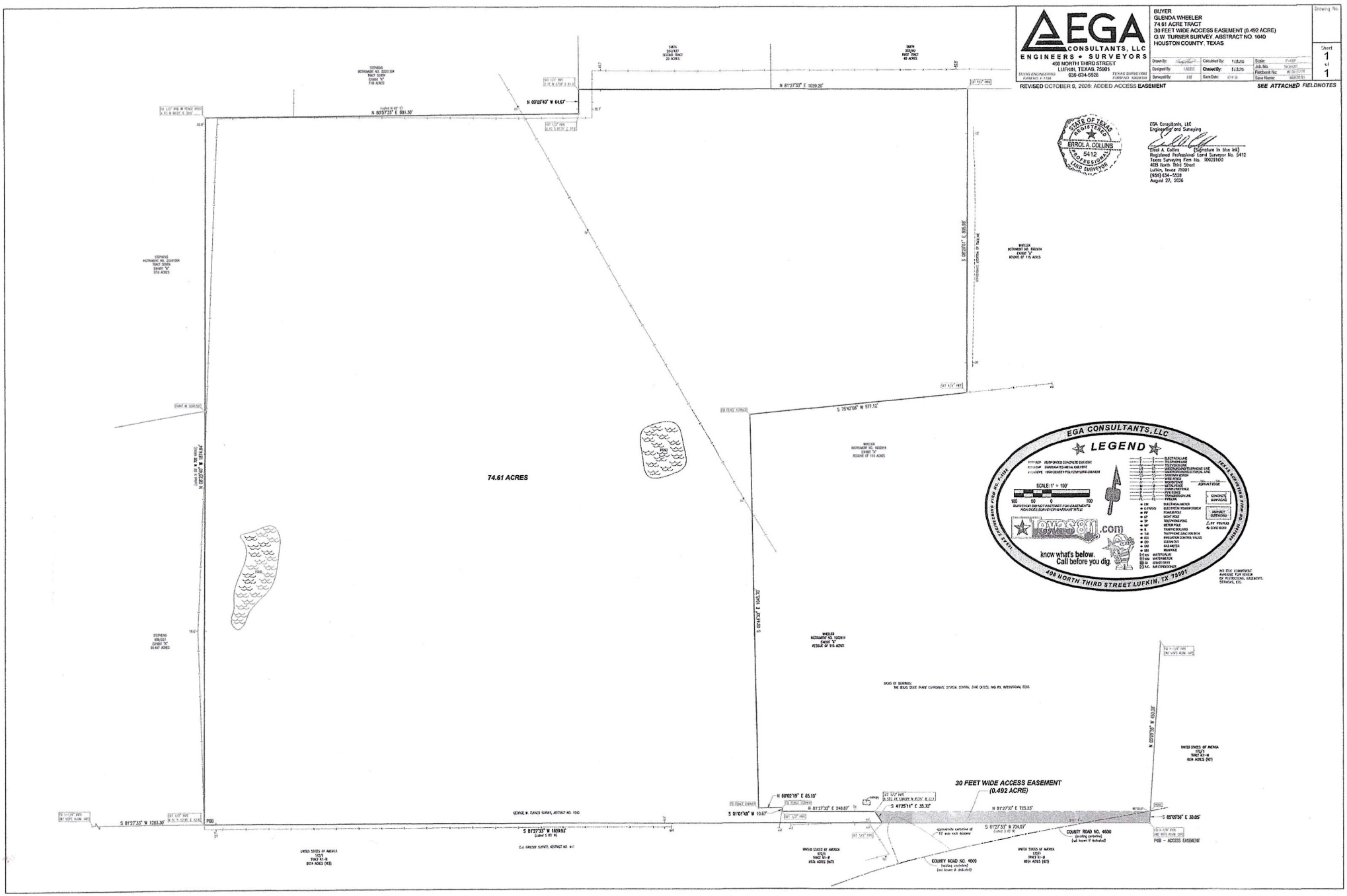

EGA
CONSULTANTS, LLC
ENGINEERS • SURVEYORS
408 NORTH THIRD STREET
LUFKIN, TEXAS, 75901
936-634-5528
TEXAS ENGINEERING FIRM NO. F-1158
TEXAS SURVEYING FIRM NO. 10029100
BUYER
GLENDA WHEELER
74.61 ACRE TRACT
30 FEET WIDE ACCESS EASEMENT (0.492 ACRE)
G.W. TURNER SURVEY, ABSTRACT NO. 1040
HOUSTON COUNTY, TEXAS
Drawing No.
Sheet 1 of 1
REVISED OCTOBER 9, 2026: ADDED ACCESS EASEMENT
SEE ATTACHED FIELDNOTES
STATE OF TEXAS REGISTERED ERROL A. COLLINS 5412 PROFESSIONAL LAND SURVEYOR
EGA Consultants, LLC
Engineering and Surveying
Errol A. Collins (Signature in blue ink)
Registered Professional Land Surveyor No. 5412
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
August 27, 2026
74.61 ACRES
30 FEET WIDE ACCESS EASEMENT
(0.492 ACRE)
POB
POB – ACCESS EASEMENT
COUNTY ROAD NO. 4600
EGA CONSULTANTS, LLC
LEGEND
SCALE: 1" = 100'
know what's below.
Call before you dig
811.com
408 NORTH THIRD STREET, LUFKIN, TX 75901
NO TITLE COMMITMENT AVAILABLE FOR REVIEW OF RESTRICTIONS, EASEMENTS, SERVICING, ETC.
BASIS OF BEARINGS:
THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, INTERNATIONAL FOOT.
N 81°27'33" E 1029.20'
N 09°09'40" W 44.67'
N 80°57'33" E 991.30'
S 09°09'40" E 895.89'
S 20°42'08" W 577.12'
S 81°27'33" W 1283.30'
S 81°27'33" W 1809.93'
S 01°01'48" W 10.67'
N 80°02'19" E 65.10'
S 41°25'11" E 35.72'
N 81°27'33" E 248.87'
S 81°27'33" W 704.07'
N 81°27'33" E 725.23'
S 65°09'36" E 33.05'
N 09°09'36" W 1005.88'
S 01°24'36" E 1045.70'
UNITED STATES OF AMERICA 17(1) TRACT 51-B 8174 ACRES (NT)
UNITED STATES OF AMERICA 17(1) TRACT 51-M 8124 ACRES (NT)
UNITED STATES OF AMERICA 17(1) TRACT 51-N 8124 ACRES (NT)
UNITED STATES OF AMERICA 17(1) TRACT 51-H 8124 ACRES (NT)
STEPHENS INSTRUMENT NO. 2020/1324 TRACT SEVEN EXHIBIT "A" 77.0 ACRES
STEPHENS INSTRUMENT NO. 2020/1304 TRACT SEVEN EXHIBIT "A" 77.0 ACRES
STEPHENS 606/501 EXHIBIT "A" 69.467 ACRES
SMITH 264/427 SECOND TRACT 70 ACRES
SMITH 223/241 FIRST TRACT 62 ACRES
WHEELER INSTRUMENT NO. 1902914 EXHIBIT "B" REMAINDER OF 116 ACRES
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WHEELER INSTRUMENT NO. 1902914 EXHIBIT "B" REMAINDER OF 116 ACRES
GEORGE W. TURNER SURVEY, ABSTRACT NO. 1040
C.J. GRESSY SURVEY, ABSTRACT NO. 411
approximate centerline of ~10' wide rock driveway
(existing centerline) (not known if dedicated)
(existing centerline) (not known if dedicated)

GLENDA JUNE WHEELER
74.61 ACRE TRACT
GEORGE W. TURNER SURVEY, ABSTRACT NO. 1040
HOUSTON COUNTY, TEXAS

All that certain tract or parcel of land lying and situated in Houston County, Texas, within the **GEORGE W. TURNER SURVEY, ABSTRACT NO. 1040,** and being a part or portion of that certain 115 acre tract-EXHIBIT "A" described in a deed conveyed from William Cody Wheeler to Glenda June Wheeler dated September 26, 2019 and recorded in Instrument # 1902914 of the Image Records of Houston County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to-wit:

BEGINNING at a ½" iron pipe set for the Southwest corner of the aforesaid referred to 115 acre tract and the Southeast corner of that certain 66.497 acre tract-EXHIBIT "A" described in a deed conveyed from Carlene Marie Curry McClinton, et vir to Wanda Louise Curry Stephens, et vir dated June 12, 1978 and recorded in Volume 609 on Page 521, on a North boundary line of that certain 8934 acre tract(net)-TRACT (K1-III) (9421 acres less 167 acres, 163 acres, 92 acres & 65 acres) described in a deed conveyed from Houston County Timber Company to the United States of America dated July 1, 1935 and recorded in Volume 172 on Page 1, both of the Deed Records of the said County, on or near the common survey line of the aforesaid referred to GEORGE W. TURNER SURVEY and the C. J. GRIGSBY SURVEY, ABSTRACT NO. 441, from which a fence corner post bears S 12° 45' E at 12.8 feet and a 1-1/4" iron pipe (w/ USFS aluminum cap) found for reference, bears S 81° 27' 33" W at 1283.30 feet;

THENCE, along the West boundary line of the said 115 acre tract, along the East boundary line of the said 66.497 acre tract and along the most Southerly East boundary line of that certain 77.00 acre tract-TRACT SEVEN-EXHIBIT "A" described in a deed conveyed from Virgil E. Curry, Trustee of the Mc Clinton Family Real Property Trust to Wanda Stephens dated March 9, 2026 and recorded in Instrument # 20261304 of the said Image Records, N 08° 23' 40" W (called N 5° W), at 1096.58 feet pass on line a point for the Northeast corner of the said 66.497 acre tract and the most Westerly Southeast corner of the said 77.0 acre tract, at a total distance of 1874.94 feet (called 702 vrs.) a ½" iron rod found, at a fence post, for the Northwest corner of the said 115 acre tract and an interior ell corner of the said 77.0 acre tract, from which a fence corner post bears N 86° 21' E at 30.9 feet;

THENCE, along the Westerly portion of the North boundary line of the said 115 acre tract and along the most Easterly South boundary line of the said 77.0 acre tract, N 80° 57' 33" E (called N 85° E) at 991.30 feet a ½" iron pipe set for the most Easterly Southeast corner of the said 77.0 acre tract, from which a fence corner post bears S 81° 31' E at 37.5 feet;

THENCE, in part along the most Northerly East boundary line of the said 77.0 acre tract, N 09° 09' 40" W at 64.67 feet a ½" iron pipe set for the Southwest corner of that certain 20 acre tract-SECOND TRACT described in a deed conveyed from C. C. Johnson, et ux to H. E. Smith, et ux dated October 16, 1947 and recorded in Volume 264 on Page 437 of the said Deed Records, from which a fence corner post bears N 27° 58' E at 61.8 feet;

THENCE, along the South boundary line of the said 20 acre tract and in part along the South boundary line of that certain 40 acre tract described in a deed conveyed from W. F. Harrison, et ux to Senobia Smith dated March 28, 1945 and recorded in Volume 232 on Page 82 of the said Deed Records, N 81° 27' 33" E at 1029.20 feet a ½" iron pipe set for corner (Note: The location of this boundary line and the set corners at each end, are based on the calculated location of the North survey line of the said GEORGE W. TURNER SURVEY, which is the North boundary line of the said 20 acre tract and the said 40 acre tract - being 613.63 varas (1704.53 feet) South of and parallel to the said survey line);

THENCE, across the said 115 acre tract, the following seven courses:

1) 15 feet West of a tree line, S 08° 20' 01" E at 805.98 feet a ½" iron pipe set for corner, within a wire fence line;

2) generally along a wire fence, S 75° 42' 08" W at 577.12 feet a fence corner post for corner;

3) generally along a wire fence, S 09° 44' 32" E at 1045.70 feet a fence corner post for corner;

4) generally along a wire fence, N 80° 02' 19" E at 65.10 feet a fence corner post for corner;

5) in part along a wire fence, S 01° 01' 49" W at 10.67 feet a ½" iron pipe set for corner;

6) N 81° 27' 33" E at 248.87 feet a ½" iron pipe set for corner, from which the Southeast corner of a canopy bears N 45° 05' W at 22.1 feet;

7) S 41° 25' 11" E at 35.72 feet a ½" iron pipe set for corner, on the South boundary line of the said 115 acre tract and a North boundary line of the said USFS TRACT (K1-III), from which a 1-1/4" iron pipe (w/ USFS aluminum cap) found for reference, bears N 81° 27' 33" E at 704.07 feet;

THENCE, in part along the South boundary line of the said 115 acre tract and in part along a North boundary line of the said USFS TRACT (K1-III), S 81° 27' 33" W at (called S 85° W) 1800.93 feet the **POINT AND PLACE OF BEGINNING** and containing 74.61 acres of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD83, U. S. Survey Foot.



EGA Consultants, LLC
Engineering and Surveying

Errol A. Collins (signature in blue ink)
Registered Professional Land Surveyor No. 5412
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
August 27, 2026

SEE ATTACHED PLAT

GLENDA JUNE WHEELER
30 FEET WIDE ACCESS EASEMENT - 0.492 ACRE TRACT
GEORGE W. TURNER SURVEY, ABSTRACT NO. 1040
HOUSTON COUNTY, TEXAS

All that certain tract or parcel of land lying and situated in Houston County, Texas, within the **GEORGE W. TURNER SURVEY, ABSTRACT NO. 1040,** and being a part or portion of that certain 115 acre tract-EXHIBIT "A" described in a deed conveyed from William Cody Wheeler to Glenda June Wheeler dated September 26, 2019 and recorded in Instrument # 1902914 of the Image Records of Houston County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to-wit:

BEGINNING at a 1-1/4" iron pipe (w/ USFS aluminum cap) found, on the Southeast side of County Road No. 4600 (unknown if dedicated), 30.5 feet Southeast of its approximate centerline, for the Southeast corner of the aforesaid referred to 115 acre tract and an interior ell corner of that certain 8934 acre tract(net)-TRACT (K1-III) (9421 acres less 167 acres, 163 acres, 92 acres & 65 acres) described in a deed conveyed from Houston County Timber Company to the United States of America dated July 1, 1935 and recorded in Volume 172 on Page 1 of the Deed Records of the said County;

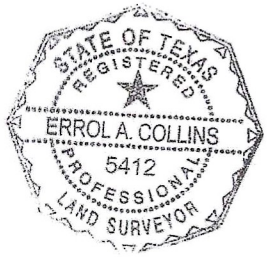
THENCE, in part along the South boundary line of the said 115 acre tract and in part along a North boundary line of the said USFS Tract K1-III, crossing the said CR No. 4600, S 81° 27' 33" W (called S 85° W), at 167.4 feet crossing the approximate centerline of the said CR No. 4600, at a total distance of 704.07 feet a ½" iron pipe set for corner (the Southeast corner of that certain 74.61 acre tract, severed from the said 115 acre tract, by this surveyor, on August 27, 2026 (not found of record));

THENCE, across the said 115 acre tract and along the most Southerly East boundary line of the said 74.61 acre tract, N 41° 25' 11" W at 35.72 feet a ½" iron pipe set for corner (a Northeast corner of the said 74.61 acre tract), from which the southeast corner of a canopy bears N 45° 05' W at 22.1 feet;

THENCE, 30 feet north of and parallel to the South boundary line of the said 115 acre tract, crossing the said CR No. 4600, N 81° 27' 33" E, at 718.0 feet crossing the approximate centerline of the said CR No. 4600, at a total distance of 725.23 feet a point for corner, on the East boundary line of the said 115 acre tract and a West boundary line of the said USFS Tract K1-III, from which a 1-1/4" iron pipe (w/ USFS aluminum cap) found for reference, bears N 05° 09' 56" W at 450.38 feet;

THENCE, in part along the East boundary line of the said 115 acre tract and in part along a West boundary line of the said USFS TRACT (K1-III), S 05° 09' 56" E at (called S 5° E) at 30.05 feet the **POINT AND PLACE OF BEGINNING** and containing 0.492 acre of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD83, International Foot.



EGA Consultants, LLC
Engineering and Surveying

Errol A. Collins (signature in blue ink)
Registered Professional Land Surveyor No. 5412
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408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
August 27, 2026

SEE ATTACHED PLAT