

LINE	BEARING	DISTANCE
L1	S 40°50'39" W	661.88'
L2	N 42°52'57" E	100.94'
L3	N 42°44'28" E	561.38'
L4	N 40°40'38" E	1383.14'

HENRY H. CONE SURVEY ABSTRACT No. 20



SYMBOL LEGEND	
-P-	Overhead Power Line
-G-	Guy Wire
-//-	Wood Fence
-XXX-	Wrought Iron Fence
-XX-	Chainlink Fence
-X-	Wire Fence
⊗	Fire Hydrant
⊕	Power Pole
⊙	Telephone Pedestal
⊕	Water Valve
⊕	Water Meter
⊕	Set Iron Rod w/TPS Cap
⊕	Fnd Iron Rod
▲	Pipeline Marker

ARBORGEN, LLC
CALLED 1000.84 ACRES
VOL. 1613, PG. 948
O.P.R.P.C.T.

POB
FND 1/2" I.R.
W/CAP

NURSERY ROAD
(GRAVEL)

SET 1/2" I.R.
W/TPS CAP

30' ROAD EASEMENT
(SEE ITEM 2)

REMAINDER OF
DREW SLACK MANAGEMENT CORP., INC.,
CALLED 132.187 ACRES
VOL. 2348, PG. 667
O.P.R.P.C.T.

TRACT 4
30.000 ACRES
PORTION OF
DREW SLACK MANAGEMENT CORP., INC.,
CALLED 132.187 ACRES
VOL. 2348, PG. 667
O.P.R.P.C.T.

DAVID HUMBLE
CALLED 47.453 ACRES
VOL. 2228, PG. 291
O.P.R.P.C.T.

ENTERPRISE PRODUCTS OPERATING LLC
(PER TEXAS RAILROAD COMMISSION GIS)

ALABAMA-COUSHATTA
TRIBE OF TEXAS 3071
VOL. 88, PG. 269
D.R.P.C.T.

BARTOLO ESCOBEDA
SURVEY ABSTRACT No. 30

JAMES G. DARDEN SURVEY
ABSTRACT No. 228

APPARENT SURVEY LINE

JUAN FALCON
SURVEY ABSTRACT No. 32

JIMMY W. NETTLES
P.C.A.D. ID No. 66780

DOROTHY VIRGINIA HOLCOMB
CALLED 97.70 ACRES
VOL. 1489, PG. 869
O.P.R.P.C.T.

THOMAS COLVILL SURVEY
ABSTRACT No. 16

Surveyor has relied on information provided by:
Stewart Title Guaranty Company
G.F. No. 202253989
Effective date: February 05, 2022

This Property Lies in Zone X and Zone A,
and a portion does appear within the 100
Year Flood Plain Per Graphic Scaling
according to Community Panel No.
48373C0525C having an effective date of
9/3/2010.
Job No.: 23448 TRACT4
Scale: 1"=300'
Date: 03/09/2022
Drawn By: AF
Field Crew: GG
Revised:

Purchaser Robert Patrick Nelson and Jennifer Nelson
Address Nursery Road, Livingston, Tx 77351
Lot _____ Block _____ Section _____
Survey Henry H. Cone A 20
Area 30.000 Acres
Subdivision _____
Cabinet _____ Sheet _____ Records _____
Polk County, Texas

BOUNDARY SURVEY

BEING a 30.000 acre tract of land situated in the Henry H. Cone Survey, Abstract Number 20, Polk County, Texas, being a portion of that certain called 132.187 acre tract described in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2348, Page 667 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 30.000 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936) 756-7447 - FAX (936) 756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on
GPS observations and are referenced to
the NAD83, Texas State Plane
Coordinate System, Central Zone
Basis of Bearings (4203) grid measurements.



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

TRACT 4

30.000 ACRES

IN THE HENRY H. CONE SURVEY, ABSTRACT NUMBER 20 POLK COUNTY, TEXAS

BEING a 30.000 acre tract of land situated in the Henry H. Cone Survey, Abstract Number 20, Polk County, Texas, being a portion of that certain called 132.187 acre tract described in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2348, Page 667 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 30.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap found in the approximate centerline of Nursery Road for the common westerly corner of said 132.187 acre tract and that certain called 47.453 acre tract, described in instrument to Davis Humble, recorded in Volume 2226, Page 291, O.P.R.P.C.T., being the northerly corner of the herein described 30.000 acre tract;

THENCE South 49°19'21" East, with the common line between said 132.187 acre tract and said 47.453 acre tract, at a distance of 30.08 feet, pass a ½ inch iron rod found in the southeasterly margin of said Nursery Road, in all, a total distance of 1,963.39 feet, to a ½ inch iron rod with cap found in the apparent common line between said Cone Survey, and the Bartolo Escobeda Survey, Abstract Number 30, the northwesterly line of that certain tract described in instrument to Alabama-Coushatta Tribe of Texas 3071, recorded in Volume 88, Page 269, D.R.P.C.T., for the common southerly corner of said 132.187 acre tract and said 47.453 acre tract, being the easterly corner of the herein described 30.000 acre tract;

THENCE South 40°50'39" West, 661.88 feet, with the apparent northwesterly line of said Escobeda Survey and said Colvill Survey, the northwesterly line of said Coushatta tract, and that certain tract shown to be owned by Jimmy Wayne Nettles Estates, per Polk County Appraisal District (P.C.A.D.) ID Number 11919, common to the apparent southeasterly line of said Cone Survey, the southeasterly line of said 132.187 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner of the herein described 30.000 acre tract;

THENCE North 49°19'21" West, severing, over and across said 132.187 acre tract, at a distance of 1,955.57 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the southeasterly margin of said Nursery Road, in all, a total distance of 1,985.57 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Nursery Road, the northwesterly line of said 132.187 acre tract, being the westerly corner of the herein described 30.000 acre tract;

THENCE with the approximate centerline of said Nursery Road, the northwesterly line of said 132.187 acre tract, the following two (2) courses and distances:

1. North 42°52'57" East, 100.94 feet, to a calculated point for corner;
2. North 42°44'29" East, 561.38 feet, to the **POINT OF BEGINNING** and containing a computed area of 30.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 9., 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23448.

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

March 17, 2022
Date

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

