



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**111.767 ACRES**  
**IN THE JOHN T. MOREHEAD 1/3 LEAGUE, ABSTRACT NUMBER 365**  
**WALKER COUNTY, TEXAS**

BEING a 111.767 acre tract of land situated in the John T. Morehead Survey, Abstract Number 365, Walker County, Texas, being all of that same called 110.00 acre tract described in instrument to Powell Eastex Properties, Ltd., recorded in Volume 211, Page 567, of the Official Records of Walker County, Texas (O.R.W.C.T.), further being conveyed by a Certificate of Merger to Montwalk Holdings, Ltd., recorded in Volume 1215, Page 669, O.R.W.C.T., said 111.767 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the apparent westerly line of the Peter Ornic Survey, Abstract Number 425, for the apparent common easterly corner of said Morehead 1/3 League and the Edward Miller Survey, Abstract Number 358, the westerly line of that certain called 292.35 acre tract described as "Exhibit B" in instrument to McAdamsCopeLand, LLC., recorded under Instrument Number 64307, O.R.W.C.T., for the common easterly corner of said 110.00 acre tract and that certain called 11.2 acre tract described in instrument to Patrick Daniel Donovan, recorded in Volume 653, Page 816, O.R.W.C.T., being the southeasterly corner of the herein described 111.767 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,287,912.28, E: 3,740,096.52**, Central Zone, grid measurements;

THENCE South 88°43'58" West, with the apparent common line between said Morehead 1/3 League and said Miller Survey, the common line between said 110.00 acre tract and said 11.2 acre tract, at a distance of 833.24 feet, pass a calculated point for the common northerly corner of said 11.2 acre tract and that certain called 11.20 acre tract described in instrument to Brenda Gayle James, recorded in Volume 653, Page 812, O.R.W.C.T., thence, continuing, with the apparent common line between said Morehead 1/3 League and said Miller Survey and within the margins of Bishop Road, the common line between said 110.00 acre tract and said 11.20 acre tract, in all, a total distance of 942.83 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 110.00 acre tract and the remainder of that certain called 60.00 acre tract described in instrument to Lisa Gwen Byers Warner, recorded in Volume 837, Page 581, O.R.W.C.T., being the southerly southwest corner of the herein described 111.767 acre tract, from which a 5/8 inch iron rod found for the common northerly corner of said 11.2 acre tract and that certain called 13.54 acre tract described in instrument to Donna Marie Crocker, recorded in Volume 653, Page 807, O.R.W.C.T. bears, South 88°43'58" West, 675.43 feet;

THENCE North 01°13'44" West, with the common line between said 110.00 acre tract and said remainder of 60.00 acre tract, at a distance of 28.95 feet, pass a 5/8 inch iron rod found in the northerly margin of said Bishop Road for the southeasterly corner of that certain called 1.00 acre tract described in instrument to Lisa Gwen Byers Vurnett, recorded in Volume 8, Page 328, O.R.W.C.T., thence, continuing, with the easterly line of said 1.00 acre tract and said remainder of 60.00 acre tract, common to the westerly line of said 110.00 acre tract, in all, a total distance of 2792.61 feet, to a 1 inch iron pipe found for the common northerly corner of said 110.00 acre tract and said remainder of 60.00 acre tract, being an interior corner of the herein described 111.767 acre tract;

THENCE South 88°46'16" West, 936.11 feet, continuing with the common line between said 110.00 acre tract and said remainder of 60.00 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of that certain called 100 acre tract described in instrument to Donna Sue Ashworth, recorded in Volume 248, Page 695 of the Deed Records of Walker County, Texas (D.R.W.C.T.), for the common westerly corner of said 110.00 acre tract and said remainder of 60.00 acre tract, being the westerly southwest corner of the herein described 111.767 acre tract;

THENCE North 01°13'44" West, 1251.36 feet, with the common line between said 110.00 acre tract and said 100 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in a southerly line of that certain called 1317.04 acre tract described in instrument to James W. McAdams and James D. McAdams, recorded under Instrument Number 70188, O.R.W.C.T., for the common northerly corner of said 110.00 acre tract and said 100 acre tract, being the northwesterly corner of the herein described 111.767 acre tract, from which a 5/8 inch iron rod found for the common northerly corner of said 100 acre tract and that certain called 99.90 acre tract described in instrument to Jacob Cole Shofner and Chanler Alese Shofner, recorded under Instrument Number 67475, O.R.W.C.T. bears, South 87°49'02" West, 1094.80 feet;

THENCE North 87°49'02" East, 1808.16 feet, with the common line between said 110.00 acre tract and said 1317.04 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Morehead 1/3 League and the F.M. Jackson Survey, Abstract Number 298, for the common easterly corner of said 110.00 acre tract and said 1317.04 acre tract, being the northeasterly corner of the herein described 111.767 acre tract;

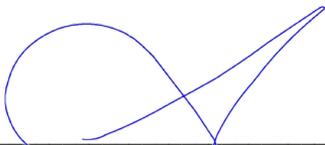
THENCE South 02°13'40" East, 4074.06 feet, with the apparent westerly line of said Jackson Survey and said Ornic Survey, common to the easterly line of said Morehead 1/3 League, with a boundary line agreement, recorded in Volume 997, Page 728, O.R.W.C.T., the westerly line of said 1317.04 acre tract and said 292.35 acre tract, common to the easterly line of said 110.00 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 111.767 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 12, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 41893.

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

March 2, 2026  
Date



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