

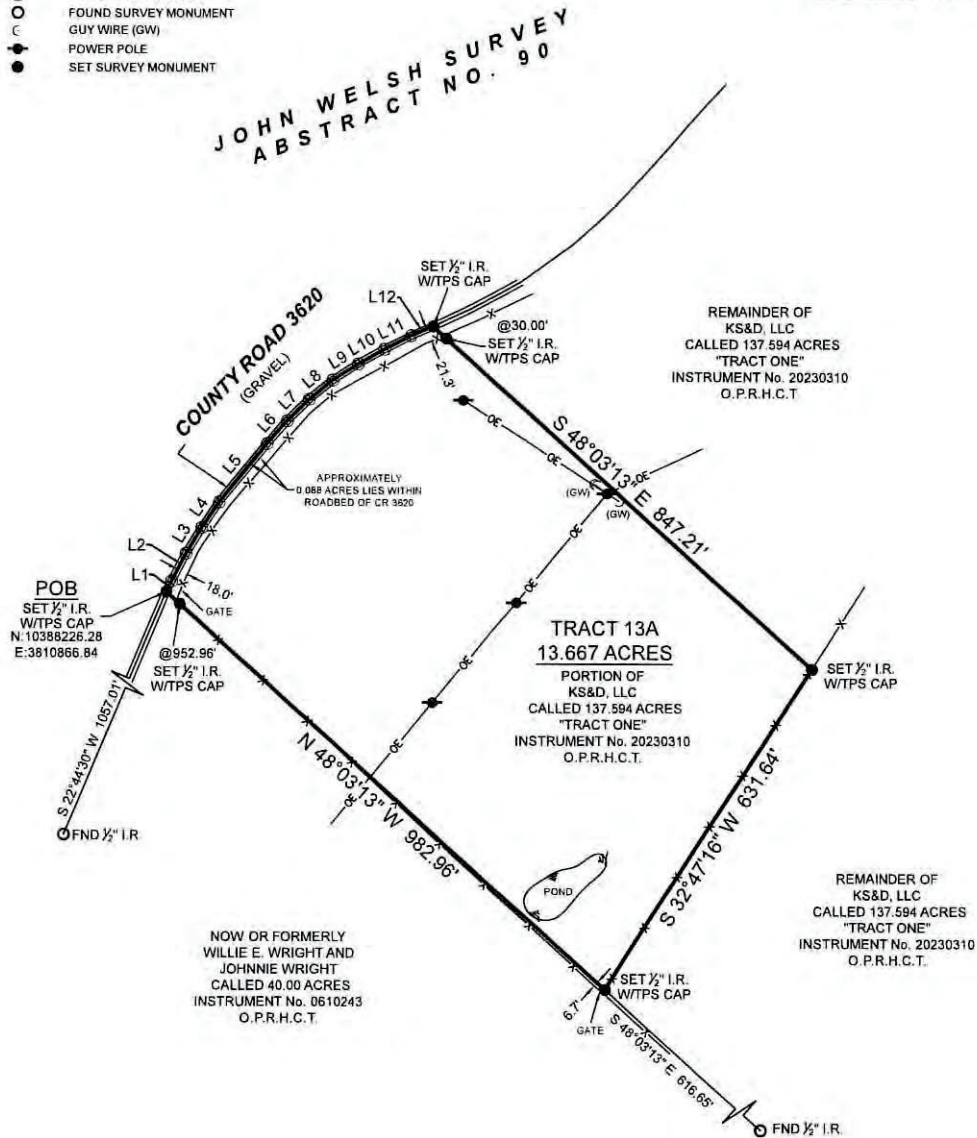
0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND

- EDGE OF WATER
 OVERHEAD ELECTRIC
 WIRE FENCE
 CALCULATED CORNER
 FOUND SURVEY MONUMENT
 GUY WIRE (GW)
 POWER POLE
 SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 26°13'38" E	20.00'
L2	N 27°14'54" E	51.01'
L3	N 31°30'29" E	50.14'
L4	N 34°45'57" E	51.43'
L5	N 39°06'35" E	124.75'
L6	N 41°56'09" E	50.89'
L7	N 45°03'02" E	50.42'
L8	N 50°28'38" E	50.12'
L9	N 57°30'17" E	50.43'
L10	N 60°51'53" E	50.01'
L11	N 63°02'03" E	50.24'
L12	N 67°17'51" E	40.39'

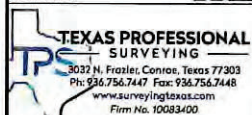


SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY
 STEWART TITLE GUARANTY COMPANY
 G.F. NO. A23128
 EFFECTIVE DATE: MAY 12, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B. OF SAID TITLE COMMITMENT

10(k) RIGHT OF WAY EASEMENT TO CONSOLIDATED WATER SUPPLY CORP. PER INSTRUMENT No. 1703347, O.R.H.C.T. (BLANKET)

PROJECT NUMBER	30925_TR 13A
DATE	05/18/2023
DRAWN BY	ADV
CHECKED BY	MC
FIELD CREW	JN
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	



NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
 NO. 48225C0750D HAVING AN EFFECTIVE DATE OF 04/04/2011

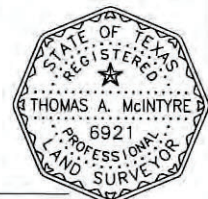
ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE
 TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE
 (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE
 BY TEXAS PROFESSIONAL SURVEYING, LLC

PURCHASER.....ATHANASIA MARIA WELLS
 ADDRESS.....COUNTY ROAD 3620, LOVELADY, TX. 75851
 SURVEY.....JOHN WELSH - 90
 SUBJECT.....13.667 ACRES
 COUNTY.....HOUSTON

BOUNDARY SURVEY

BEING A 13.667 ACRE TRACT OF LAND SITUATED IN THE JOHN WELSH SURVEY,
 ABSTRACT NUMBER 90, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT
 CERTAIN CALLED 137.594 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT
 TO KS & D. LLC, RECORDED UNDER INSTRUMENT NUMBER 20230310 OF THE OFFICIAL
 PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS (O.P.R.H.C.T.). SAID 13.667 ACRE
 TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS
 DESCRIPTION

THE 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

TRACT 13A

13.667 ACRES

IN THE JOHN WELSH SURVEY, ABSTRACT NUMBER 90 HOUSTON COUNTY, TEXAS

BEING a 13.667 acre tract of land situated in the John Welsh Survey, Abstract Number 90, Houston County, Texas, being a portion of that certain called 137.594 acre tract described as "Tract One" in instrument to KS & D, LLC, recorded under Instrument Number 20230310 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), said 13.667 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of County Road 3620, for the common westerly corner of said 137.594 acre tract and that certain called 40.00 acre tract now or formerly described in instrument to Willie E. Wright and Johnnie Wright, recorded under Instrument Number 0610243, O.P.R.H.C.T., being the westerly corner of the herein described 13.667 acre tract, from which a 1/2 inch iron rod found for reference bears, South $22^{\circ}44'30''$ West, 1057.01 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,338,226.28**, E: **3,810,866.84**, Central Zone (4203), grid measurements;

THENCE with the approximate centerline of said County Road 3620 and northwesterly lines of said 137.594 acre tract, the following twelve (12) courses and distances:

- 1) North $26^{\circ}13'38''$ East, 20.00 feet, to a calculated point for corner;
- 2) North $27^{\circ}14'54''$ East, 51.01 feet, to a calculated point for corner;
- 3) North $31^{\circ}30'29''$ East, 50.14 feet, to a calculated point for corner;
- 4) North $34^{\circ}45'57''$ East, 51.43 feet, to a calculated point for corner;
- 5) North $39^{\circ}06'35''$ East, 124.75 feet, to a calculated point for corner;
- 6) North $41^{\circ}56'09''$ East, 50.89 feet, to a calculated point for corner;
- 7) North $45^{\circ}03'02''$ East, 50.42 feet, to a calculated point for corner;
- 8) North $50^{\circ}28'38''$ East, 50.12 feet, to a calculated point for corner;
- 9) North $57^{\circ}30'17''$ East, 50.43 feet, to a calculated point for corner;
- 10) North $60^{\circ}51'53''$ East, 50.01 feet, to a calculated point for corner;
- 11) North $63^{\circ}02'03''$ East, 50.24 feet, to a calculated point for corner;
- 12) North $67^{\circ}17'51''$ East, 40.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said County Road 3620, for an angle corner in a northwesterly line of said 137.594 acre tract, being the northerly corner of the herein described 13.667 acre tract;

THENCE severing over and across said 137.594 acre tract, the following two (2) courses and distances:

- 1) South $48^{\circ}03'13''$ East, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southeasterly margin of said County Road 3620, in all, a total distance of 847.21 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 2) South $32^{\circ}47'16''$ West, 631.64 feet, a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 137.594 acre tract and said 40.00 acre tract, being the southerly corner of the herein described 13.667 acre tract, from which a 1/2 inch iron rod found for a southwesterly angle corner of said 137.594 acre tract bears South $48^{\circ}03'13''$ East, 616.65 feet;

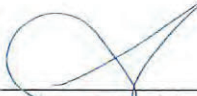
THENCE North 48°03'13" West, with the common line between said 137.594 acre tract and said 40.00 acre tract, at a distance of 952.96, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southeasterly margin of said County Road 3620, in all, a total distance of 982.96 feet, to the **POINT OF BEGINNING** and containing a computed area of 13.667 acres of land within this Field Note Description, of which 0.088 of an acre lies within said County Road 3620.

This Field Note Description was prepared from a survey performed on the ground on May 18, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 30925_TR 13A.

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).

June 5, 2023
Date




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