

0' 200' 400' 600'



Scale: 1" = 200'

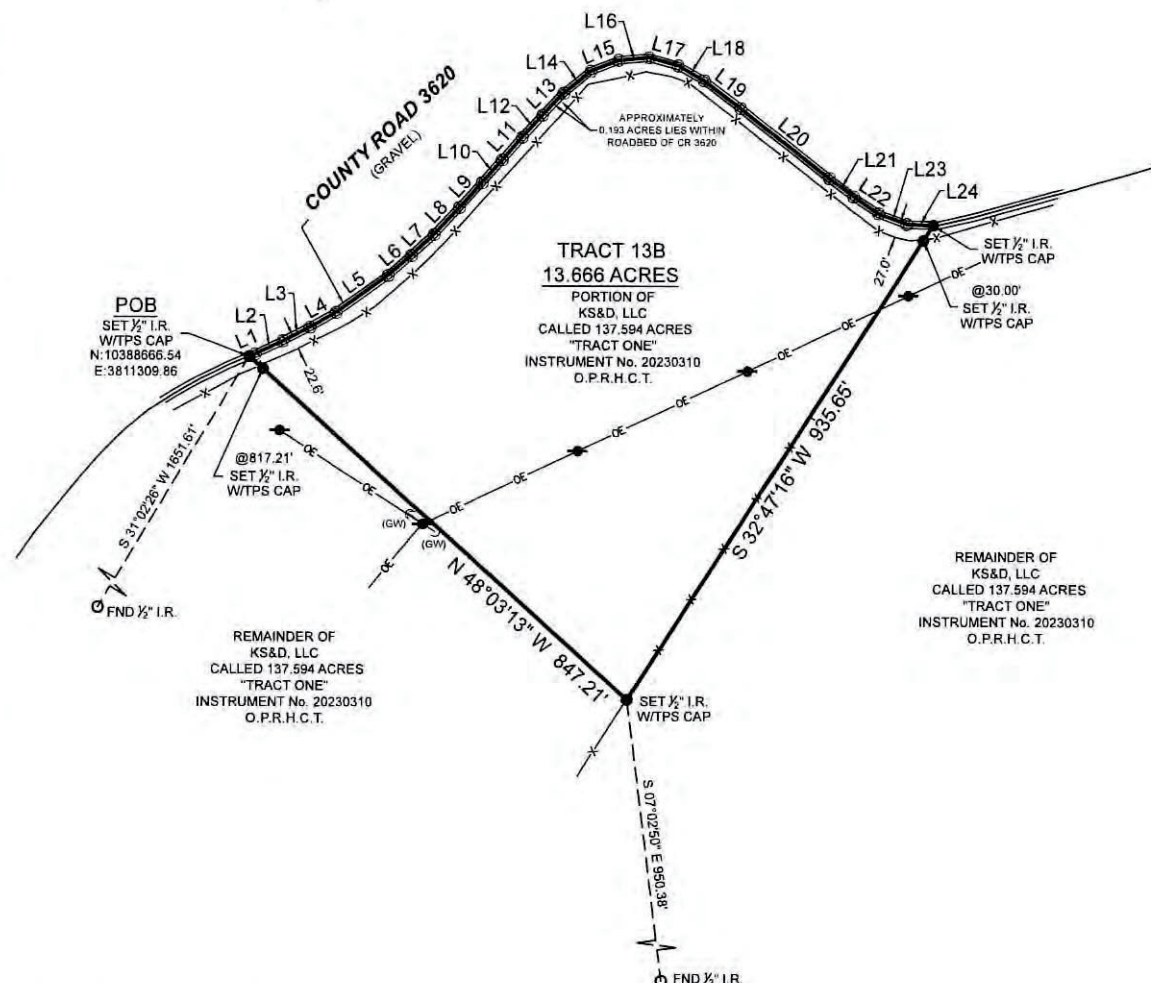
SYMBOL LEGEND

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



JOHN WELSH SURVEY
ABSTRACT NO. 90

LINE	BEARING	DISTANCE
L1	N 67°17'51" E	10.55'
L2	N 64°47'19" E	50.46'
L3	N 63°11'30" E	50.57'
L4	N 60°41'29" E	50.17'
L5	N 54°39'48" E	106.47'
L6	N 49°07'09" E	50.65'
L7	N 46°17'48" E	50.59'
L8	N 43°18'58" E	61.51'
L9	N 42°25'39" E	55.95'
L10	N 40°54'27" E	50.04'
L11	N 41°52'01" E	50.68'
L12	N 42°51'23" E	50.10'
L13	N 43°47'40" E	50.58'
L14	N 51°04'42" E	58.28'
L15	N 68°41'55" E	50.04'
L16	N 85°08'15" E	50.21'
L17	S 74°43'54" E	50.04'
L18	S 60°39'00" E	50.05'
L19	S 53°02'15" E	75.91'
L20	S 51°56'40" E	187.22'
L21	S 52°56'25" E	49.99'
L22	S 56°04'31" E	50.37'
L23	S 69°53'55" E	50.49'
L24	S 87°35'10" E	44.20'



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
STEWART TITLE GUARANTY COMPANY
G.F. NO. A23127
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:

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

BOUNDARY SURVEY

BEING A 13.666 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 13.666 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

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

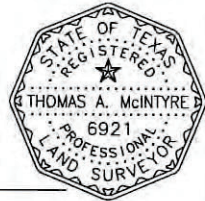
TEXAS PROFESSIONAL SURVEYING
3037 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 1063400

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
NO. 48226C0750D 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..... ZACHARY GORDON WELLS
ADDRESS..... COUNTY ROAD 3620, LOVELADY, TX. 75851
SURVEY..... JOHN WELSH A - 90
SUBJECT..... 13.666 ACRES
COUNTY..... HOUSTON

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 13B

13.666 ACRES

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

BEING a 13.666 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 13.666 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, being in a northwesterly line of said 137.594 acre, being the westerly corner of the herein described 13.666 acre tract, from which a 1/2 inch iron rod found for reference bears, South 31°02'26" West, 1651.61 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,388,666.54, E: 3,811,309.86, Central Zone (4203), grid measurements;

THENCE with the approximate centerline of said County Road 3620 and northerly lines of said 137.594 acre tract, the following twenty-four (24) courses and distances:

- 1) North 67°17'51" East, 10.55 feet, to a calculated point for corner;
- 2) North 64°47'19" East, 50.46 feet, to a calculated point for corner;
- 3) North 63°11'30" East, 50.57 feet, to a calculated point for corner;
- 4) North 60°41'29" East, 50.17 feet, to a calculated point for corner;
- 5) North 54°39'48" East, 106.47 feet, to a calculated point for corner;
- 6) North 49°07'09" East, 50.65 feet, to a calculated point for corner;
- 7) North 46°17'48" East, 50.59 feet, to a calculated point for corner;
- 8) North 43°18'58" East, 61.51 feet, to a calculated point for corner;
- 9) North 42°25'39" East, 55.95 feet, to a calculated point for corner;
- 10) North 40°54'27" East, 50.04 feet, to a calculated point for corner;
- 11) North 41°52'01" East, 50.68 feet, to a calculated point for corner;
- 12) North 42°51'23" East, 50.10 feet, to a calculated point for corner;
- 13) North 43°47'40" East, 50.58 feet, to a calculated point for corner;
- 14) North 51°04'42" East, 58.28 feet, to a calculated point for corner;
- 15) North 68°41'35" East, 50.04 feet, to a calculated point for corner;
- 16) North 85°08'15" East, 50.21 feet, to a calculated point for corner;
- 17) South 74°43'54" East, 50.04 feet, to a calculated point for corner;
- 18) South 60°39'00" East, 50.05 feet, to a calculated point for corner;
- 19) South 53°02'15" East, 75.91 feet, to a calculated point for corner;
- 20) South 51°56'40" East, 187.22 feet, to a calculated point for corner;
- 21) South 52°56'25" East, 49.99 feet, to a calculated point for corner;
- 22) South 56°04'31" East, 50.37 feet, to a calculated point for corner;
- 23) South 69°53'55" East, 50.49 feet, to a calculated point for corner;
- 24) South 87°35'10" East, 44.20 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the easterly corner of the herein described 13.666 acre tract;

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

- 1) South 32°47'16" West, 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 southerly margin of said County Road 3620, in all, a total distance of 935.65 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 1/2 inch iron rod found for a southwesterly angle corner of said 137.594 acre tract bears South 07°02'50" East, 950.38 feet;
- 2) North 48°03'13" West, at a distance of 817.21 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 the **POINT OF BEGINNING** and containing a computed area of 13.666 acres of land within this Field Note Description, of which 0.193 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 13B.

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