



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

5.031 ACRES

IN THE WILLIAM B. BURDITT SURVEY, ABSTRACT NUMBER 8 WALKER COUNTY, TEXAS

BEING a 5.031 acre tract of land situated in the William B. Burditt Survey, Abstract Number 8, Walker County, Texas, being a portion of Living Waters Subdivision as shown on the map or plat thereof recorded in Volume 4, Page 122, of the Plat Records of Walker County, Texas (P.R.W.C.T.), said 5.031 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the easterly margin of Farm to Market Road 980, for the common westerly corner of said Living Waters Subdivision and Lot 8B, of the replat of Lot 8 of Jireh Estates Subdivision, as shown on the map or plat thereof recorded in Volume 889, Page 236, of the Official Records of Walker County, Texas (O.R.W.C.T.), being the northwesterly corner of the herein described 5.031 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,287,678.00, E: 3,803,367.62**, Central Zone (4203), grid measurements;

THENCE North $87^{\circ}27'28''$ East, 2625.01 feet, with the northerly line of said Living Waters Subdivision, common to the southerly line of said Lot 8B, Lot 8A of said replat of Jireh Estates Subdivision, Lot 9 of Jireh Estates, as shown on the map or plat thereof, recorded in Volume 4, Page 124, P.R.W.C.T., and Lot 1-A, of the replat of Lot 1 of Jireh Estates Subdivision and Living Waters Subdivision, as shown on the map or plat thereof, recorded in Volume 5, Page 27, P.R.W.C.T., to a 5/8 inch iron rod with cap found for a common corner of said Living Waters Subdivision and said Lot 1-A, being the northeasterly corner of the herein described 5.031 acre tract;

THENCE with the common line between said Living Waters Subdivision and said Lot 1-A, the following two (2) courses and distances:

1. South $47^{\circ}12'59''$ East, 151.17 feet, to a 5/8 inch iron rod with cap found for corner;
2. South $02^{\circ}01'21''$ East, 52.05 feet, to a 5/8 inch iron rod with cap found in the apparent common line between said Burditt Survey and the F. E. Markham Survey, Abstract Number 698, in the northerly line of that certain called 32.158 acre tract described in instrument to Rokot Land Management, LTD., recorded in Volume 738, Page 275, O.R.W.C.T., for the common southerly corner of said Living Waters Subdivision and said Lot 1-A, being the southeasterly corner of the herein described 5.031 acre tract;

THENCE South $87^{\circ}25'04''$ West, 64.59 feet, with the apparent common line between said Burditt Survey and said Markham Survey, the common line between said Living Waters Subdivision and said 32.158 acre tract, to a concrete monument found in the apparent southerly line of said Burditt Survey, for the apparent common northerly corner of said Marham Survey and the Phillips Yoas Survey, Abstract Number 619, in the southerly line of said Living Waters Subdivision, for the common northerly corner of said 32.158 acre tract and the remainder of that certain called 159.12 acre tract described as "Tract One" in instrument to Eugene C. Browning and Gretchen A. Browning, recorded in Volume 746, Page 706, O.R.W.C.T., being a southerly corner of the herein described 5.031 acre tract;

THENCE severing over and across said Living Waters Subdivision, the following two (2) courses and distances:

1. North 02°05'04" West, 79.55 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 87°27'26" West, at a distance of 121.25 feet, pass a 5/8 inch iron rod found for reference which bears South 02°32'34" East, 4.96 feet, in all, a total distance of 2693.36 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said Farm to Market Road 980, the westerly line of said Living Waters Subdivision, being the southwesterly corner of the herein described 5.031 acre tract;

THENCE North 15°45'59" East, 84.35 feet, with the easterly margin of said Farm to Market Road 980, the westerly line of said Living Waters Subdivision, to the **POINT OF BEGINNING** and containing a computed area of 5.031 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 15, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 32375.

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).

May 26, 2023
Date



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



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FIELD NOTE DESCRIPTION

122.106 ACRES

IN THE JOSEPH GILLESPIE SURVEY, ABSTRACT NUMBER 233 IN THE WILLIAM BURDITT SURVEY, ABSTRACT NUMBER 8 AND IN THE PHILLIPS YOAS, ABSTRACT NUMBER 619 WALKER COUNTY, TEXAS

BEING a 122.106 acre tract of land situated in the Joseph Gillispie Survey, Abstract Number 233, in the William Burditt Survey, Abstract Number 8, and in the Phillips Yoas Survey, Abstract Number 619, Walker County, Texas, being comprised of the remainder of that certain called 159.12 acre tract described as "Tract One", in instrument to Eugene C. Browning and Gretchen A. Browning, recorded in Volume 746, Page 706, of the Official Records of Walker County, Texas (O.R.W.C.T.), and a portion of Living Waters Subdivision, as shown on the map or plat thereof, recorded in Volume 4, Page 122, of the Map Records of Walker County, Texas (M.R.W.C.T.), said 122.106 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found in the apparent common line between said Burditt Survey and said Yoas Survey, in the southeasterly margin of Farm to Market Road 980 (FM 980), for the common westerly corner of said Living Waters Subdivision and that certain called 192.62 acre tract now or formerly described in instrument to Frank A. Vickers, recorded in Volume 252, Page 285, of the Deed Records of Walker County, Texas (D.R.W.C.T.), Being the westerly southwest corner of the herein described 122.106 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,287,515.73**, E: **3,803,321.81**, Texas Central Zone (4203), grid measurements;

THENCE North 15°45'59" East, with the southeasterly margin of said FM 980, the westerly line of said Living Waters Subdivision, at a distance of 79.01 feet, pass a 5/8 inch iron rod with cap found for reference, in all, a total distance of 84.27 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 122.106 acre tract, from which a 5/8 inch iron rod found for the westerly northwest corner of said Living Waters Subdivision bears North 15°45'59" East, 84.35 feet;

THENCE North 87°27'26" East, severing, over and across said Living Waters Subdivision, at a distance of 2572.12 feet, pass a calculated point, from which a 5/8 inch iron rod found for an interior corner of said 159.12 acre tract bears South 02°32'34" East, 4.96 feet, in all, a total distance of 2693.36 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly northeast corner of the herein described 122.106 acre tract;

THENCE South 02°05'04" East, 496.16 feet, continuing, over and across said Living Waters Subdivision, at a distance of 79.55 feet, pass a concrete monument found in the apparent southerly line of said Burditt Survey, in the southerly line of said Living Waters Subdivision, for the apparent common northerly corner of said Yoas Survey and the F. E. Markham Survey, Abstract Number 698, the common northerly corner of said remainder of 159.12 acre tract and that certain called 32.158 acre tract described in instrument to Rokaf Land Management, Ltd., recorded in Volume 738, Page 275, O.R.W.C.T., thence continuing, with the apparent common line between said Yoas Survey and said Markham Survey, the common line between said remainder of 159.12 acre tract and said 32.158 acre tract, to a ½ inch bent iron rod found for the apparent common westerly corner of said Markham Survey and said Gillispie Survey, a common corner of said 159.12 acre tract and said 32.158 acre tract, being an angle point in an easterly line of the herein described 122.106 acre tract;

THENCE South 02°14'48" East, 656.80 feet, continuing with the apparent westerly line of said Gillispie Survey, the westerly line of said 32.158 acre tract and that certain called 40.000 acre tract described in instrument to Roger Hunziker, recorded in Volume 1295, Page 604, O.R.W.C.T., common to the apparent easterly line of said Yoas Survey, the easterly line of said remainder of 159.12 acre tract, to a 5/8 inch iron rod found for the common westerly corner of said 159.12 acre tract and said 40.000 acre tract, being an interior corner of the herein described 122.106 acre tract;

THENCE with the common line between said remainder of 159.12 acre tract and said 40.000 acre tract, the following six (6) courses and distances:

1. North 88°57'29" East, 119.33 feet, to a 5/8 inch iron rod found for corner;
2. South 02°39'43" East, 118.97 feet, to a 5/8 inch bent iron rod found corner;
3. South 89°57'49" East, 456.04 feet, to a 5/8 inch iron rod found for corner;
4. South 89°34'31" East, 331.78 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. North 87°16'15" East, 270.47 feet, to a 5/8 inch iron rod found for corner;
6. North 84°47'27" East, 1449.72 feet, to a ½ inch iron rod found in the apparent common line between said Gillispie Survey and the James G. Mabry Survey, Abstract Number 387, in the westerly line of that certain called 30.51 acre tract described as "Tract One" in instrument to John W. Hinote, Jr. and Jackie F. Hinote, recorded in Volume 902, Page 10, O.R.W.C.T., for the common easterly corner of said remainder of 159.12 acre tract and said 40.000 acre tract, being the easterly northeast corner of the herein described 122.106 acre tract;

THENCE South 01°38'57" East, 766.08 feet, with the apparent common line between said Gillispie Survey and said Mabry Survey, the common line between said remainder of 159.12 acre tract and said 30.51 acre tract, to a concrete monument found for the common corner of said 159.12 acre tract, said 30.51 acre tract, and that certain called 38.46 acre tract, described as "Tract Two", in said instrument to John W. Hinote Jr. and Jackie F. Hinote, being an angle point in the easterly line of the herein described 122.106 acre tract;

THENCE South 02°45'16" East, 1146.80 feet, continuing with the apparent common line between said Gillispie Survey and said Mabry Survey, the common line between said remainder of 159.12 acre tract and said 38.46 acre tract, to a 5/8 inch iron rod found for the apparent southeast corner of said Gillispie Survey, the common easterly corner of said remainder of 159.12 acre tract and a State of Texas tract, referenced in Volume 278, Page 78, D.R.W.C.T., being the southeast corner of the herein described 122.106 acre tract;

THENCE South 87°23'53" West, 2632.90 feet, with the apparent southerly line of said Gillispie Survey, the common line between said remainder of 159.12 acre tract and said State of Texas tract, to a 3/8 inch iron rod found in the apparent easterly line of the I. & G.N. RR. Co. Survey, Abstract Number 686, in the easterly line of Lot 35, of RWA Ranch Subdivision, Section One, as shown on the map or plat thereof, recorded in Volume 174, Page 624, D.R.W.C.T., for the apparent southwesterly corner of said Gillispie Survey, the common westerly corner of said remainder of 159.12 acre tract and said State of Texas tract, being the southerly southwest corner of the herein described 122.106 acre tract;

THENCE North 02°07'18" West, 418.01 feet, with the apparent common line between said Gillispie Survey and said I. & G.N. RR. Co. Survey, the common line between said remainder of 159.12 acre tract and said Lot 35, to a 5/8 inch bent iron rod found for the apparent common easterly corner of said I. & G.N. RR. Co. Survey and said Yoas Survey, the common corner of said 159.12 acre tract, said Lot 35, and that certain called 5.37 acre tract now or formerly described in instrument to Frank A. Vickers, recorded in Volume 268, Page 614, D.R.W.C.T., being an angle point in a westerly line of the herein described 122.106 acre tract;

THENCE North 02°05'56" West, 1468.92 feet, with the apparent common line between said Yoas Survey and said Gillispie Survey, the common line between said remainder of 159.12 acre tract and said 5.37 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of said remainder of 159.12 acre tract and said 5.37 acre tract, being an interior corner of the herein described 122.106 acre tract;

THENCE South 89°19'12" West, 152.79 feet, with the common line between said remainder of 159.12 acre tract and said 5.37 acre tract, to a 5/8 inch iron rod found in the easterly line of said 192.62 acre tract, for the common westerly corner of said remainder of 159.12 acre tract and said 5.37 acre tract, being a southwesterly corner of the herein described 122.106 acre tract;

THENCE with the common line between said remainder of 159.12 acre tract and said 192.62 acre tract, the following five (5) courses and distances:

1. North 01°45'17" West, 476.77 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 01°39'03" West, 284.26 feet, to a 5/8 inch iron rod found for corner;
3. North 31°48'36" East, 18.29 feet, to a 5/8 inch iron rod found for corner;
4. North 02°10'10" West, 187.29 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. North 01°55'40" West, 224.76 feet, to a ½ inch iron pipe found in the apparent common line between said Yoas Survey and said Burditt Survey, in the southerly line of said Living Waters Subdivision, for the common northerly corner of said remainder of 159.12 acre tract and said 192.62 acre tract, being an interior corner of the herein described 122.106 acre tract;

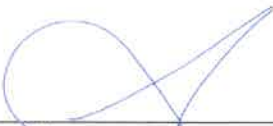
THENCE South 87°27'26" West, 2583.60 feet, with the apparent common line between said Burditt Survey and said Yoas Survey, the common line between said Living Waters Subdivision and said 192.62 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 122.106 acres of land within this Field Note Description.

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May 26, 2023
Date




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