

SHOWING

67.048 ACRES

A-1140

Colt 341 707 Arms
Emile C. Trapp, Jr.
Incorporated 11/24/00

753

Label 10365 Acute
A & J Poetry Form, LLC
Instrument No. 15052004

710-V

Colony 150 Acres
James Forrest Green Trust of 1934
Instrument No. 1407330

Note: All Set Corners are marked with a 1/2" iron Rod with an orange plastic cap stamped "SCLS 5/16" attached on bottom.

Notes: This survey was prepared without the benefit of a Title Commitment and is subject to any encumbrances and/or right of ways of record not indicated or shown herein.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

4. Major R. Adams do hereby certify that this Report does accurately represent an actual on the ground survey made under my direction and supervision during the month of February 2024 and is being submitted along with a legend description of the traffic(s) shown herein.

Department of Professional Land Surveying
 Grade of Texas 416-8722



First Floor
Cafed 104.5 Acres
Share Broker
Instrument No. 18020061

BENJAMIN PARKER SURVEY
A-844

J.J. GUICE SURVEY
A-1304

A-250

Collected 186.22 Acres
Stephen V. Galsano, et al
Instrument No. 20244018

672220

BY ANY

2022371

✓: ANOVA

CLINICAL

GOOD FILM

OFFICIAL

STY 15

200

200

1

400



215 WINCHESTER DR. STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

67.048 ACRES
BENJAMIN PARKER SURVEY, ABSTRACT 844
J.J. GUICE SURVEY, ABSTRACT 1304
HOUSTON COUNTY, TEXAS
TINA NICHOLAS
JOB No. 252151

March 13, 2025

BEING 67.048 ACRES OF LAND situated in the Benjamin Parker Survey, Abstract 844 and the J.J. Guice Survey, Abstract 1304, Houston County, Texas and being part of that certain called 169.306 acre tract conveyed to WBDJR Freedom Investments, LLC as recorded in Instrument No. 1301326 of the Official Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

BEGINNING at a ½" iron rod with cap (CRH 1645) found for the most northerly northeast corner of said called 169.306 acre tract and an interior ell corner of that certain called 109.63 acre tract conveyed to A & J Poultry Farm, LLC as recorded in Instrument No. 1505004 of the Official Records of Houston County, Texas, same being the northeast corner of said Benjamin Parker Survey, A-844 and an interior ell corner of the F.L. Mathews Survey, A-783, and having a coordinate value of N: **10,560,343.656**, E: **3,810,052.199**;

THENCE South 04°04'44" East with the most northerly east line of said called 169.306 acre tract, the most southerly west line of said called 109.63 acre tract, and generally with a barbed wire fence, same being the east line of said Benjamin Parker Survey, A-844 and the most southerly west line of said F.L. Mathews Survey, A-783 **a distance of 947.45 feet** to a ½" iron rod found (leaning) at a 4" wood fence corner post for an interior ell corner of said called 169.306 acre tract and the most southerly southwest corner of said called 109.63 acre tract, same being the most southerly southwest corner of said F.L. Mathews Survey, A-783 and the northwest corner of said J.J. Guice Survey, A-1304;

THENCE North 86°48'10" East with the most easterly north line of said called 169.306 acre tract, the most easterly south line of said called 109.63 acre tract, and generally with a barbed wire fence, same being the north line of said J.J. Guice Survey, A-1304 and the most easterly south line of said F.L. Mathews Survey, A-783 **a distance of 1050.00 feet** to a point in County Road No. 1885 for the most easterly northeast corner of said called 169.306 acre tract and the most southerly southeast corner of said called 109.63 acre tract, same being the southwest corner of the residue of that certain called 160 acre tract conveyed to the James Farrell Gaines Trust of 1994 as recorded in Instrument No. 1401339 of the Official Records of Houston County, Texas and the northwest corner of the residue of that certain called 166.22 acre tract conveyed to Stephen V. Cutshaw, et al as recorded in Instrument No. 20244018 of the Official Records of Houston County, Texas, same also being the northeast corner of said J.J. Guice Survey, A-1304, the southeast corner of said F.L. Mathews Survey, A-783, the southwest corner of the Thomas Kincade Survey, A-672, and the northwest corner of the Z. Brown Survey, A-230, from which a ½" iron rod with cap (CRH 1645) found for reference bears S 86°48'10" W – 15.00';

THENCE South 04°19'32" East with the most southerly east line of said called 169.306 acre tract, the west line of the residue of said called 166.22 acre tract, and generally with said County Road No. 1885, same being the east line of said J.J. Guice Survey, A-1304 and the west line of said Z. Brown Survey, A-230 **a distance of 496.22 feet** to a point for corner in the east edge of the surface of said County Road No. 1885, from which a 5" x 4" concrete monument found for the southeast corner of said called 169.306 acre tract and the southwest corner of the residue of said called 166.22 acre tract, same being the southeast corner of said J.J. Guice Survey, A-1304 and the southwest corner of said Z. Brown Survey, A-230 bears S 04°19'32" E – 2201.71', and a ½" iron rod with cap (RPLS 5748) set for reference bears S 86°32'39" W – 35.00';

THENCE South 86°32'39" West across said called 169.306 acre tract **a distance of 2702.16 feet** to a ½" iron rod with cap (RPLS 5748) set for corner in the most northerly west line of said called 169.306 acre tract and the east line of that certain called 104.5 acre tract described as the "First Tract" in a deed to Shance Dreher as recorded in Instrument No. 1802063 of the Official Records of Houston County, Texas, from which a ½" iron rod found (bent) at a 6" wood fence corner post for the most westerly southwest corner of said called 169.306 acre tract and the southeast corner of said called 104.5 acre tract bears S 03°27'21" E – 1128.87';



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THENCE North 03°27'21" West with the most northerly west line of said called 169.306 acre tract, the east line of said called 104.5 acre tract, and generally with a barbed wire fence **a distance of 1470.66 feet** to a ½" iron rod with cap (CRH 1645) found between two 6" wood gate posts for the northwest corner of said called 169.306 acre tract and the northeast corner of said called 104.5 acre tract, same being in the most easterly south line of that certain called 341.707 acre tract conveyed to Emile C. Toups, Jr. as recorded in Instrument No. 1104060 of the Official Records of Houston County, Texas, same also being in the north line of said Benjamin Parker Survey, A-844 and the most westerly south line of the John D. Mathews Survey, A-1140;

THENCE North 87°19'42" East with the most westerly north line of said called 169.306 acre tract, the most easterly south line of said called 341.707 acre tract, and generally with a barbed wire fence, same being the north line of said Benjamin Parker Survey, A-844 and the most westerly south line of said John D. Mathews Survey, A-1140, at a distance of 1123.26' passing a ½" iron rod with cap (illegible) found for the southeast corner of said called 341.707 acre tract and the most westerly southwest corner of said called 109.63 acre tract, same being the most southerly southeast corner of said John D. Mathews Survey, A-1140 and the most westerly southwest corner of said F.L. Mathews Survey, A-783, and continuing with the most westerly north line of said called 169.306 acre tract, the most westerly south line of said called 109.63 acre tract, and generally with a barbed wire fence, same being the north line of said Benjamin Parker Survey, A-844 and the most westerly south line of said F.L. Mathews Survey, A-783 for **a total distance of 1634.48 feet** back to the **PLACE OF BEGINNING**, as surveyed by Waylon R. Adams, R.P.L.S. No. 5748 during the month of February, 2025, and containing **67.048 ACRES OF LAND**.

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision during the month of February, 2025, and is being submitted along with a plat of the tract(s) described herein.

A handwritten signature in blue ink, appearing to read 'Waylon R. Adams', is written over a horizontal line.

Waylon R. Adams
Registered Professional Land Surveyor
State of Texas No. 5748

