

Namken, Inc.
P.O. BOX 1158, New Waverly, TX 77358
TBPELS No. 10194090
936-661-3325

TRACT 2

METES AND BOUNDS DESCRIPTION
22.24 ACRES IN THE HOLLAND THOMAS LABOR, A-538 &
EDWARD MILLER SURVEY, A-359
WALKER COUNTY, TX

I, the undersigned Michael A. Namken, Registered Professional Land Surveyor No. 6533, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land located in Walker County, Texas. Bearings, Distances and Acreages herein are Grid and referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Distances can be converted to geodetic horizontal (surface) by dividing by a Combined scale factor of 0.99988.

Being 22.24 acres of land, situated in the HOLLAND THOMAS LABOR, Abstract No. 538 & the EDWARD MILLER SURVEY, Abstract No. 359, Walker County, Texas and being out of a called 295.000 acre tract of land described in a Gift Deed dated 19 December 2017 from Claire K. Jordan to Suzanne Jordan Blume recorded in Volume 1304, Page 369, Official Public Records, Walker County, Texas (WCOPR), said 22.24 acres (this tract,) being more definitely described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap (J S MOORER, RPLS 1572) found for corner of the following tracts:

- the westernmost corner of this tract and the said 295.000 acre Blume Tract,
- in the north line of a graded county-maintained road known locally as "Scales Ranch Road", said road being within a 40 foot wide strip of land called 10.80 acres partially within said EDWARD MILLER SURVEY, A-359 described as the "First Tract" in a Deed from Gibbs Brothers & Co. to Walker County, dated 18 September 1961, recorded in Volume 173, page 237, Deed Records Walker County (WCDR);

THENCE N 09°18'34" E, a distance of **527.79 feet**, generally along a fence and with the following boundary lines:

- the lower west line of this tract and the said 295.000 acre Blume Tract,
 - the east line of Scales Ranch Road and the said 10.80 acre Walker County Tract,
- to a 5/8" iron rod with cap (J.S. MOORER, RPLS No. 1572) found for corner of the following tracts:

- in the division line of said HOLLAND THOMAS LABOR, A-538, and said EDWARD MILLER SURVEY, A-359,
- an angle corner in the west line of this tract and the said 295.000 acre Blume Tract,
- from which a 3.5"x3.5" concrete monument with 2.5 inch disc found (reference only) for an angle corner in the west line of Scales Ranch Road and the said 10.80 Walker County Tract, bears N 80°33'26" W-39.99';

THENCE N 07°06'29" E, a distance of **716.51 feet** <N07°05'29"E-726.28'>, generally along a fence and with the following boundary lines:

- the west line of this tract and the said 295.000 acre Blume Tract,
 - the east line of Scales Ranch Road and the said 10.80 acre Walker County Tract,
- to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following tracts:
- the northwest corner of this tract and lower northwest corner of the said 295.000 acre Blume Tract,
 - in the east line of Scales Ranch Road and the said 10.80 acre Walker County Tract,
 - the south corner of a called 965.60 acre tract of land described in a Deed dated 02 May 2018 from Claire King Jordan to Clifford R. Atteberry and Leslee R. Atteberry recorded in Volume 1323, page 300, WCOPR,
 - from which a 6" round concrete monument found (reference only) bears N 07°03'14" E-389.00';

THENCE N 57°00'18" E, a distance of **651.11 feet** <N57°11'22"E>, with the following boundary lines:

- the northwest line of this tract and the said 295.000 acre Blume Tract,
- a southeast line of the said 965.60 acre Atteberry Tract;

to a point for corner of the following tracts:

- the northernmost corner of this tract,
- in the northwest line of the said 295.000 acre Blume Tract,
- in a southeast line of the said 965.60 acre Atteberry Tract,
- the westernmost northwest corner of a 272.50 acre tract of land (Tract 1) surveyed this same date herewith, also out of the said 295.000 acre Blume Tract,
- in the approximate centerline of an unnamed creek,
- from which a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set (reference only) in the west high bank of the said unnamed creek bears S 57°00'18" W -25.23 feet,
- from which a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set (reference only) in the east high bank of the said unnamed creek bears N 57°00'18" E -18.33 feet;

THENCE with the centerline meanders of said unnamed creek and with the common lines between this tract and said Tract 1, across the said 295.000 acre Blume Tract, the following forty-eight (48) calls:

1. S 29°02'13" E, a distance of **33.38 feet** to a point for corner;
2. S 33°02'27" E, a distance of **23.87 feet** to a point for corner;
3. S 87°10'42" E, a distance of **36.53 feet** to a point for corner;
4. N 44°50'36" E, a distance of **39.38 feet** to a point for corner;
5. S 83°46'38" E, a distance of **29.05 feet** to a point for corner;
6. S 15°54'11" E, a distance of **29.64 feet** to a point for corner;
7. S 17°12'40" W, a distance of **70.72 feet** to a point for corner;
8. S 04°26'20" W, a distance of **62.71 feet** to a point for corner;
9. S 25°47'10" E, a distance of **56.64 feet** to a point for corner;
10. S 09°14'16" E, a distance of **62.50 feet** to a point for corner;
11. N 81°13'18" W, a distance of **36.18 feet** to a point for corner;
12. S 49°05'08" W, a distance of **85.82 feet** to a point for corner;
13. S 28°26'05" W, a distance of **42.16 feet** to a point for corner;
14. S 27°21'21" E, a distance of **47.24 feet** to a point for corner;
15. S 15°54'13" W, a distance of **98.41 feet** to a point for corner;
16. S 49°00'34" W, a distance of **59.25 feet** to a point for corner;
17. S 22°16'17" W, a distance of **84.04 feet** to a point for corner;
18. S 43°27'30" W, a distance of **20.95 feet** to a point for corner;
19. S 42°47'11" E, a distance of **34.79 feet** to a point for corner;
20. S 14°46'06" E, a distance of **117.79 feet** to a point for corner;
21. S 07°47'21" W, a distance of **28.08 feet** to a point for corner;
22. S 56°34'58" E, a distance of **60.19 feet** to a point for corner;
23. S 53°27'47" E, a distance of **61.47 feet** to a point for corner;
24. S 09°04'43" E, a distance of **39.02 feet** to a point for corner;
25. S 08°01'47" W, a distance of **40.00 feet** to a point for corner;
26. S 11°48'14" E, a distance of **78.77 feet** to a point for corner;
27. S 54°57'39" W, a distance of **14.09 feet** to a point for corner;
28. S 07°36'41" W, a distance of **50.04 feet** to a point for corner;
29. S 36°38'28" E, a distance of **28.13 feet** to a point for corner;
30. S 19°56'59" W, a distance of **83.65 feet** to a point for corner;
31. S 08°17'24" W, a distance of **36.36 feet** to a point for corner;
32. S 50°58'36" W, a distance of **97.56 feet** to a point for corner;
33. S 24°08'00" W, a distance of **39.08 feet** to a point for corner;
34. S 12°20'02" E, a distance of **40.25 feet** to a point for corner;
35. S 32°11'32" W, a distance of **18.16 feet** to a point for corner;
36. S 07°15'04" E, a distance of **21.16 feet** to a point for corner;
37. S 58°06'26" E, a distance of **27.46 feet** to a point for corner;
38. S 03°54'36" E, a distance of **12.71 feet** to a point for corner;
39. S 10°51'13" W, a distance of **38.98 feet** to a point for corner;

40. N 77°37'30" E, a distance of **27.37 feet** to a point for corner;
41. S 11°39'31" E, a distance of **38.68 feet** to a point for corner;
42. S 75°37'30" W, a distance of **14.04 feet** to a point for corner;
43. S 02°08'15" W, a distance of **28.87 feet** to a point for corner;
44. S 55°15'07" W, a distance of **34.88 feet** to a point for corner;
45. S 11°50'51" E, a distance of **18.59 feet** to a point for corner;
46. S 38°26'13" W, a distance of **40.54 feet** to a point for corner;
47. N 86°47'04" W, a distance of **17.30 feet** to a point for corner;
48. S 25°04'40" W, a distance of **38.11 feet** to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following tracts:
- the southeast corner of this tract,
 - the southwest corner of said Tract 1,
 - in the south line of said 295.000 acre Blume Tract,
 - in the centerline of said unnamed creek,
 - in the north line of said Scales Ranch Road and said 10.80 acre Walker County Tract;

THENCE S 87°09'41" W, a distance of **597.93 feet**, generally along a fence and with the following boundary lines:

- the south line of this tract and the said 295.000 acre Blume Tract,
- the north margin of said Scales Ranch Road and said 10.80 acre Walker County Tract, to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner the following tracts:
- the southwest corner of this tract and the said 295.000 acre Blume Tract,
- in the north line of said Scales Ranch Road and said 10.80 acre Walker County Tract;

THENCE N 23°41'12" W, a distance of **98.22 feet** <N23°57'22"W>, with the common line of this tract, said 295.000 acre Blume Tract, said Scales Ranch Road and said 10.80 acre Walker County Tract to the **PLACE OF BEGINNING**.

Containing 22.24 acres of land

Surveyed – May 31, 2023

Notes:

- (1) Set iron rods are 5/8" capped with a 1-3/4" diameter plastic cap, blue in color, stamped "Michael A. Namken RPLS 6533".
- (2) This metes and bounds description is accompanied by a plat, prepared on even date herewith.
- (3) This tract is subject to Walker County's Subdivision Regulations or a proper exception thereof.

Signed:

Michael A. Namken

RPLS # 6533

