

Iron Rod
Ref. Corner
N1°W 28.13'

C.R. 2170

on Rod
34.19'

End 1" Iron Pipe
Ref. Corner
N38°10'48"W 34.24'
End 1/2" Iron Rod
Ref. Corner
N38°04'52"W 34.30'

End 1/2" Iron Rod
Ref. Corner
N40°16'41"W 16.10'

Pwr. Line

Bridge

Creek

Set 5/8" Iron Rod
Ref. Corner
S34°28'33"E 16.90'

N49°23'37"E 259.09'

N55°11'14"W 74.51'

N51°38'12"E 555.96'

S40°16'41"E 516.80'

S39°16'08"E 717.21'

S37°43'54"E 513.35'

S38°19'51"E 398.36'

S32°44'04"E 14.00'

End 3/4" Iron Pipe

Creek

Now or For Pine Island Subd., Cal Vol. 1A, P

70' Wide Road and Utility R.O.W.

C.R. 2

S34°28'33"E

2403.51'

2403.51'

N34°28'33"W

Tract 3
53.787 Ac.

262' Elevation
Property Line Calls

NUM	BEARING	DISTANCE
L1	S35°11'25"W	273.39'
L2	S12°49'41"W	90.39'
L3	S45°32'04"W	40.19'
L4	N76°03'49"W	77.55'
L5	S7°36'43"E	169.14'
L6	S27°47'17"W	43.52'
L7	S40°18'49"W	188.70'
L8	S47°22'20"W	48.40'
L9	S8°40'57"W	70.19'
L10	S21°29'42"E	88.15'
L11	S0°59'15"E	81.35'
L12	S76°47'48"W	66.47'
L13	N66°01'49"W	231.32'

End 4"x4" Con. Mon.

End 4"x4" Con. Mon.

End 1/2" Iron Rod

End 3/4" Iron Pipe

Houston County
Lake, 0.669 Ac.
423/14

Now or For Pine Isl Subd., Vol. 1A

262' Elevation
Property Line Calls

NUM	BEARING	DISTANCE
L14	S79°02'30"W	103.58'
L15	S65°06'28"W	101.99'
L16	S54°34'43"W	118.83'
L17	N78°24'09"W	92.45'
L18	N65°41'46"W	72.04'
L19	N38°12'36"W	214.53'
L20	N32°25'43"W	138.88'
L21	N27°59'57"W	315.13'
L22	N27°15'05"W	258.14'
L23	S45°05'49"W	212.32'
L24	N86°27'21"W	96.80'
L25	S56°33'18"W	133.42'
L26	S2°09'53"W	83.47'
L27	S49°46'23"W	109.90'
L28	N48°05'57"W	49.47'
L29	S76°53'05"W	23.57'
L30	N72°42'15"W	138.66'
L31	S69°17'22"W	111.68'
L32	S53°14'27"W	156.72'
L33	S42°42'54"W	62.14'
L34	S18°31'28"W	98.43'
L35	N83°33'48"W	177.69'
L36	S2°59'53"E	101.20'

Houston County Lake

Field Notes for 53.787 Acres
RAMON DE LA GARZA SURVEY, A-33
Houston County, Texas

Tract 3,

53.787 acres out of and a part of the RAMON DE LA GARZA SURVEY, A-33, in Houston County, Texas, and being out of Tract 3, in a Division of an original called 431.494 acres deeded to Sue Ann Shoultz Kuhns and Jo Ellen Shoultz Small, recorded in Instrument No. 2022-10191, of the Official Probate Records of Houston County, which 53.787 acres more particularly described by metes and bounds as follows:

BEGINNING on a point for corner in County Road No. 2170, being the North corner, of this 53.787 acres tract, and being the most East, North East corner of the original 431.494 acres, and also being in the South East line of a called 18.255 acres tract, deeded to Michael Bloom recorded in Instrument No. 20220834 of the Official Records of Houston County, and also being in the South West line of a 70 Ft. ROW, that is part of a 23.756 acres tract, known as Pine Island Cove recorded in Vol. 1A Page 123, of the Houston County Plat Records, a ½ inch iron rod found for reference corner, N 40 deg. 16 min. 41 sec. W, 16.10 feet;

THENCE with the South West line of the 70 Ft. ROW of Pine Island Cove, S 40 deg. 16 min. 41 sec. E, 516.80 feet, S 39 deg. 16 min. 08 sec. E, 717.21 feet, a 4"x 4" concrete monument found for corner, S 37 deg. 43 min. 54 sec. E, 513.35 feet to a 4"x 4" concrete monument found for corner, S 38 deg. 19 min. 51 sec. E, 398.36 feet to a ½ inch iron rod for corner, and S 32 deg. 44 min. 04 sec. E, 14.00 feet to a ¾ inch iron pipe found in a Branch for corner, being the South East corner of this 53.787 acres tract, and being the most East corner of the original called 431.494 acres and also being the West corner of a called 0.669 acres tract, deeded to the Houston County Lake, recorded in Vol. 423, Page 14 of the Houston County Deed Records, and also being in the North line of said Houston County Lake and is on the 262 Ft. Elevation Line;

THENCE with the North line of the Houston County Lake at 262 Ft. Elevation, S 35 deg. 11 min. 25 sec. W, 273.39 feet, S 12 deg. 49 min. 41 sec. W, 90.39 feet, S 45 deg. 32 min. 04 sec. W, 40.19 feet, N 76 deg. 03 min. 49 sec. W, 77.55 feet, S 7 deg. 36 min. 43 sec. E, 169.14 feet, S 27 deg. 47 min. 17 sec. W, 43.52 feet, S 40 deg. 18 min. 49 sec. W, 188.70 feet, S 47 deg. 22 min. 20 sec. W, 48.40 feet, S 08 deg. 40 min. 57 sec. W, 70.19 feet, S 21 deg. 29 min. 42 sec. E, 88.15 feet, S 00 deg. 59 min. 15 sec. E, 81.35 feet, S 76 deg. 47 min. 48 sec. W, 66.47 feet, and N 66 deg. 01 min. 49 sec. W, 231.32 feet to a 5/8 inch iron rod set for corner, in same, being the South corner of this 53.787 acres tract, and being the South East corner of a 125.132 acres tract, known as Tract 2, in the Division of the Original called 431.494 acres;

THENCE N 34 deg. 28 min. 33 sec. W, 2403.51 feet to a point for corner in County Road 2170, being the North West corner of this 53.787 acres tract, and an East Interior corner of the 125.132 acres Tract 2, a 5/8 inch iron rod set for reference corner S 34 deg. 28 min. 33 sec. E, 16.90 feet;

THENCE with the center line of County Road 2170, N 49 deg. 23 min. 37 sec. E, 259.09 feet and N 55 deg. 11 min. 14 sec. E, 74.51 feet to a point for corner in same, being a East corner of the called 125.132 acres Tract 2, and being the South corner of a called 18.255 acres tract, deeded to Michael Bloom, recorded in Instrument No. 20220834 of the Official Records of Houston County, a 1 inch iron pipe found for reference corner N 38 deg. 10 min. 48 sec. W, 34.24 feet and a ½ inch iron rod found for reference corner N 38 deg. 04 min. 52 sec. W, 34.20 feet;

THENCE N 51 deg. 38 min. 12 sec. E, 555.96 feet to the point of beginning and containing 53.787 acres of land more or less.

Field Notes Prepared July 11, 2025.

