

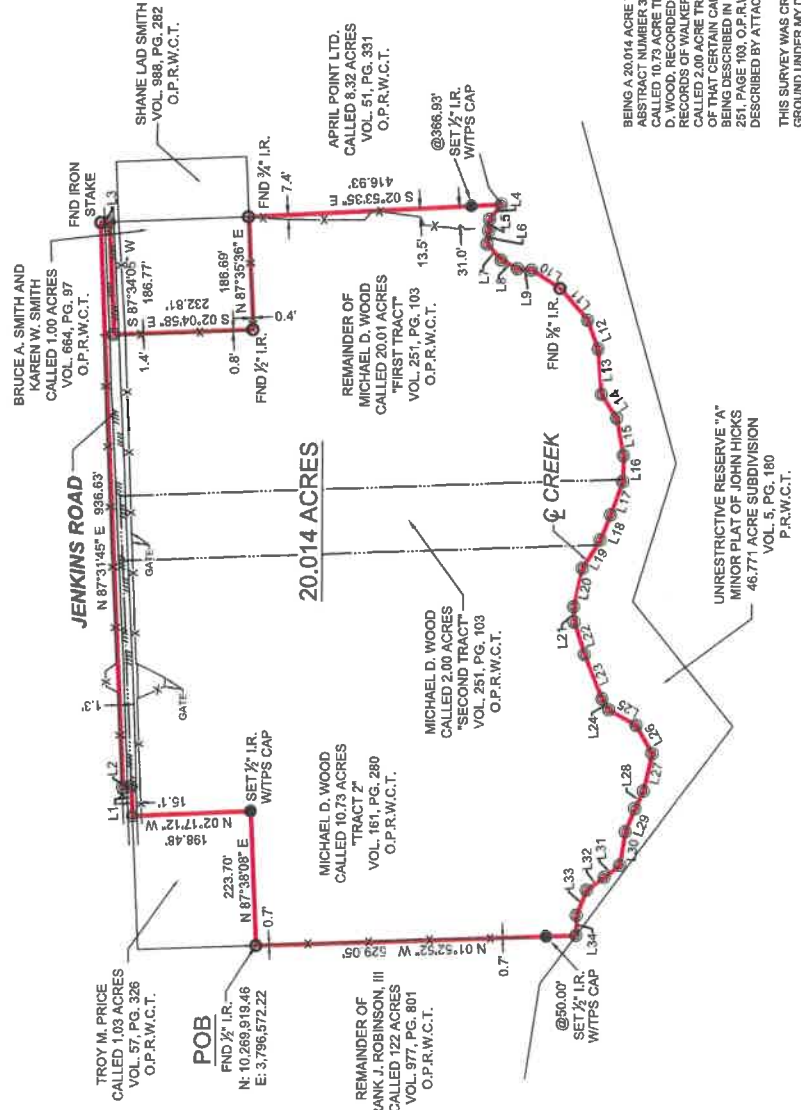


**SYMBOL LEGEND**

- EDGE OF ASPHALT
- - - WIRE FENCE
- - - WOOD FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

**WILEY PARKER SURVEY  
NO. 37  
ABSTRACT**

LINE	BEARING	DISTANCE
L1	N 87° 34' 05" E	47.99'
L2	N 02° 15' 25" W	14.31'
L3	N 10° 27' 53" W	31.05'
L4	N 86° 22' 51" W	19.17'
L5	N 82° 05' 48" W	22.51'
L6	S 47° 59' 24" W	35.68'
L7	S 28° 27' 24" W	31.11'
L8	S 04° 50' 58" W	23.37'
L9	S 32° 35' 03" W	50.34'
L10	S 48° 27' 53" W	70.31'
L11	S 69° 01' 57" W	50.81'
L12	S 88° 51' 49" W	79.36'
L13	S 70° 11' 55" W	67.85'
L14	N 09° 11' 55" W	43.35'
L15	N 69° 43' 48" W	58.57'
L16	N 87° 20' 36" W	45.04'
L17	N 77° 16' 24" W	65.36'
L18	S 87° 34' 05" W	47.99'
L19	S 87° 33' 59" W	25.67'
L20	S 87° 33' 59" W	56.54'
L21	S 87° 33' 59" W	56.54'
L22	S 87° 33' 59" W	56.54'
L23	S 87° 33' 59" W	56.54'
L24	S 87° 33' 59" W	56.54'
L25	S 87° 33' 59" W	56.54'
L26	S 87° 33' 59" W	56.54'
L27	S 87° 33' 59" W	56.54'
L28	S 87° 33' 59" W	56.54'
L29	S 87° 33' 59" W	56.54'
L30	S 87° 33' 59" W	56.54'
L31	S 87° 33' 59" W	56.54'
L32	S 87° 33' 59" W	56.54'
L33	S 87° 33' 59" W	56.54'
L34	S 87° 33' 59" W	56.54'



**BOUNDARY SURVEY**

BEING A 20.014 ACRE TRACT OF LAND SITUATED IN THE WILEY PARKER SURVEY, COUNTY OF WALKER, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED AS CALLED "FIRST TRACT" OF MICHAEL D. WOOD, RECORDED IN VOLUME 181, PAGE 280, OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS (O.P.R.W.C.T.), ALL OF THAT CERTAIN CALLED 2.00 ACRE TRACT DESCRIBED AS "SECOND TRACT" AND THE REMAINDER OF THAT CERTAIN CALLED 20.01 ACRE TRACT DESCRIBED AS "FIRST TRACT", BOTH BEING DESCRIBED IN INSTRUMENT TO MICHAEL D. WOOD, RECORDED IN VOLUME 251, PAGE 103, O.P.R.W.C.T., SAID 20.014 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.



*Thomas A. McIntyre*  
Registered Professional Land Surveyor No. 6921

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48471C0250D, HAVING AN EFFECTIVE DATE OF 08/18/2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....103 A. JENKINS ROAD, HUNTSVILLE, TX, 77320  
SURVEY.....WILEY PARKER, A - 37  
SUBJECT.....20.014 ACRES  
COUNTY.....WALKER

**GENERAL NOTES:**  
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO OWNERSHIP OR INTERESTS THEREIN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ZONING ORDINANCES, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT	37267_TR2
FIELD DATE	8/13/2024
DRAWN BY	SI
CHECKED BY	MLS
FIELD CREW	TC
REV 1	
REV 2	
REV 3	
REV 4	

**TEXAS PROFESSIONAL SURVEYING**  
 103 A. JENKINS ROAD, HUNTSVILLE, TX 77320  
 P.O. BOX 103, HUNTSVILLE, TX 77320  
 www.texasprofessionalsurveying.com  
 Firm No. 80056400



# 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**  
**20.014 ACRES**  
**IN THE WILEY PARKER SURVEY, ABSTRACT NUMBER 37**  
**WALKER COUNTY, TEXAS**

BEING a 20.014 acre tract of land situated in the Wiley Parker Survey, Abstract Number 37, Walker County, Texas, being all of that same called 10.73 acre tract described as "Tract 2" in instrument to Michael D. Wood, recorded in Volume 161, Page 280, of the Official Public Records of Walker County, Texas (O.P.R.W.C.T.), all of that certain called 2.00 acre tract described as "Second Tract" and the remainder of that certain called 20.01 acre tract described as "First Tract", both being described in instrument to Michael D. Wood, recorded in Volume 251, Page 103, O.P.R.W.C.T., said 20.014 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at 1/2 inch iron rod found, in the easterly line of the remainder of that certain called 122 acre tract, described in instrument to Frank J. Robinson, III, recorded in Volume 977, Page 801, O.P.R.W.C.T., for the common westerly corner of that certain called 1.03 acre tract described in instrument to Troy M. Price in Volume 57, Page 326, O.P.R.W.C.T., and said 10.73 acre tract, for the westernmost northwesterly corner of the herein described 20.014 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,269,919.46, E: 3,796,572.22**, Central Zone, grid measurements;

THENCE with the common line between said 10.73 acre tract and said 1.03 acre tract, the following two (2) courses and distances:

1. North 87°38'08" East, 223.70 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 02°17'12" West, 198.48 feet, to a calculated point in the approximate centerline of Jenkins Road, for the common northerly corner of said 10.73 acre tract and said 1.03 acre tract, for an exterior ell corner of the herein described 20.014 acre tract;

THENCE North 87°34'05" East, 47.99 feet, with the centerline of said Jenkins Road, common to the northerly line of said 10.73 acre tract, to a calculated point for corner, being an interior ell corner of the herein described 20.014 acre tract;

THENCE North 02°09'25" West, 14.31 feet, to the northerly margin of said Jenkins Road to a calculated corner, for the northernmost northwesterly corner of the herein described 20.014 acre tract;

THENCE North 87°31'45" East, 936.63 feet, with the northerly margin of said Jenkins Road, common to the northerly line of said 20.014 acre tract, to a iron stake found for the northeasterly corner of the herein described 20.014 acre tract;

THENCE South 03°55'55" East, 14.95 feet, to the centerline of said Jenkins Road to a calculated corner, for the common easterly corner of said 20.01 acre tract and that certain called 1.00 acre tract, in instrument to Bruce A. Smith and Karen W. Smith (Smith Tract), recorded in Volume 664, Page 97, O.P.R.W.C.T., for an exterior ell corner of the herein described 20.014 acre tract;

THENCE South 87°34'05" West, 186.77 feet, with the centerline of said Jenkins Road, common to the line between said 20.01 acre tract and said Smith Tract, to a calculated corner, for the common westerly corner of said 20.01 acre tract and said Smith Tract, for an interior ell corner of the herein described 20.014 acre tract;

THENCE with the common line between said 20.01 acre tract and said Smith Tract, the following two (2) courses and distances:

1. South 02°04'58" East, 232.81 feet, to a 1/2 inch iron rod found for corner;
2. North 87°35'36" East, 186.69 feet, to a 3/4 iron rod found for the common corner of said 20.01 acre tract, said Smith Tract, that certain called tract described in instrument to Shane Lad Smith, recorded in Volume 988, Page 282, O.P.R.W.C.T., and that certain called 8.32 acre tract, described in instrument to April Point LTD., recorded in Volume 51, Page 331, O.P.R.W.C.T., for an exterior ell corner of the herein described 20.014 acre tract;

THENCE South 02°53'35" East, with the common line between said 20.01 acre tract and said 8.32 acre tract, at a distance of 366.93 feet passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, continuing in all, for a total distance of 416.93 feet, to a calculated corner in the approximate centerline of a creek, in the northerly line of Unrestrictive Reserve "A" of Minor Plat of John Hicks 46.771 Acre Subdivision, according to the map or plat thereof recorded in Volume 5, Page 180 of the Plat Records of Walker County, Texas, (P.R.W.C.T.), for the common southerly corner of said 20.01 acre tract and said 8.32 acre tract, being the southeasterly corner of the herein described 20.014 acre tract;

THENCE with the centerline of a creek, being the common line between said 20.01 acre tract and said Unrestrictive Reserve "A" the following thirty-one (31) courses and distances:

1. North 50°22'53" West, 31.07 feet, to a calculated point for corner;
2. North 86°22'51" West, 19.17 feet, to a calculated point for corner;
3. North 82°09'46" West, 22.51 feet, to a calculated point for corner;
4. South 47°59'24" West, 35.68 feet, to a calculated point for corner;
5. South 28°27'24" West, 31.11 feet, to a calculated point for corner;
6. South 04°50'58" West, 23.37 feet, to a calculated point for corner;
7. South 32°35'03" West, 56.34 feet, to a 5/8 inch iron rod found for corner;
8. South 48°27'53" West, 70.31 feet, to a calculated point for corner;
9. South 69°01'57" West, 50.81 feet, to a calculated point for corner;
10. South 85°51'10" West, 75.36 feet, to a calculated point for corner;
11. South 56°46'59" West, 47.43 feet, to a calculated point for corner;
12. South 79°11'53" West, 62.86 feet, to a calculated point for corner;
13. North 89°14'48" West, 43.35 feet, to a calculated point for corner;
14. North 69°43'49" West, 58.57 feet, to a calculated point for corner;
15. North 67°20'36" West, 45.04 feet, to a calculated point for corner;
16. North 57°02'23" West, 56.10 feet, to a calculated point for corner;
17. North 77°16'22" West, 65.36 feet, to a calculated point for corner;
18. South 87°33'59" West, 25.67 feet, to a calculated point for corner;
19. South 71°40'53" West, 56.54 feet, to a calculated point for corner;
20. South 67°52'54" West, 79.17 feet, to a calculated point for corner;
21. South 56°51'26" West, 21.66 feet, to a calculated point for corner;
22. South 29°18'33" West, 52.63 feet, to a calculated point for corner;
23. South 60°06'04" West, 54.15 feet, to a calculated point for corner;
24. North 77°12'02" West, 64.14 feet, to a calculated point for corner;
25. North 63°18'32" West, 32.13 feet, to a calculated point for corner;
26. North 67°31'58" West, 41.42 feet, to a calculated point for corner;
27. North 80°20'03" West, 56.64 feet, to a calculated point for corner;
28. North 37°24'28" West, 32.73 feet, to a calculated point for corner;
29. North 35°46'08" West, 36.74 feet, to a calculated point for corner;
30. North 67°42'18" West, 45.23 feet, to a calculated point for corner;
31. North 89°35'31" West, 33.43 feet, to a calculated point for corner, being common corner of said 10.73 acre tract, said Unrestrictive Reserve "A", and the remainder of said 122 acre tract, for the southwesterly corner of the herein described 20.014 acre tract;

THENCE North 01°52'52" West, with the common line between said 210.73 acre tract and the remainder of said 122 acre tract, at a distance of 50.00 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, continuing in all, for a total distance of 529.05 feet, to the **POINT OF BEGINNING** and containing a computed area of 20.014 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 13, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 37267.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

June 25, 2024  
Date



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