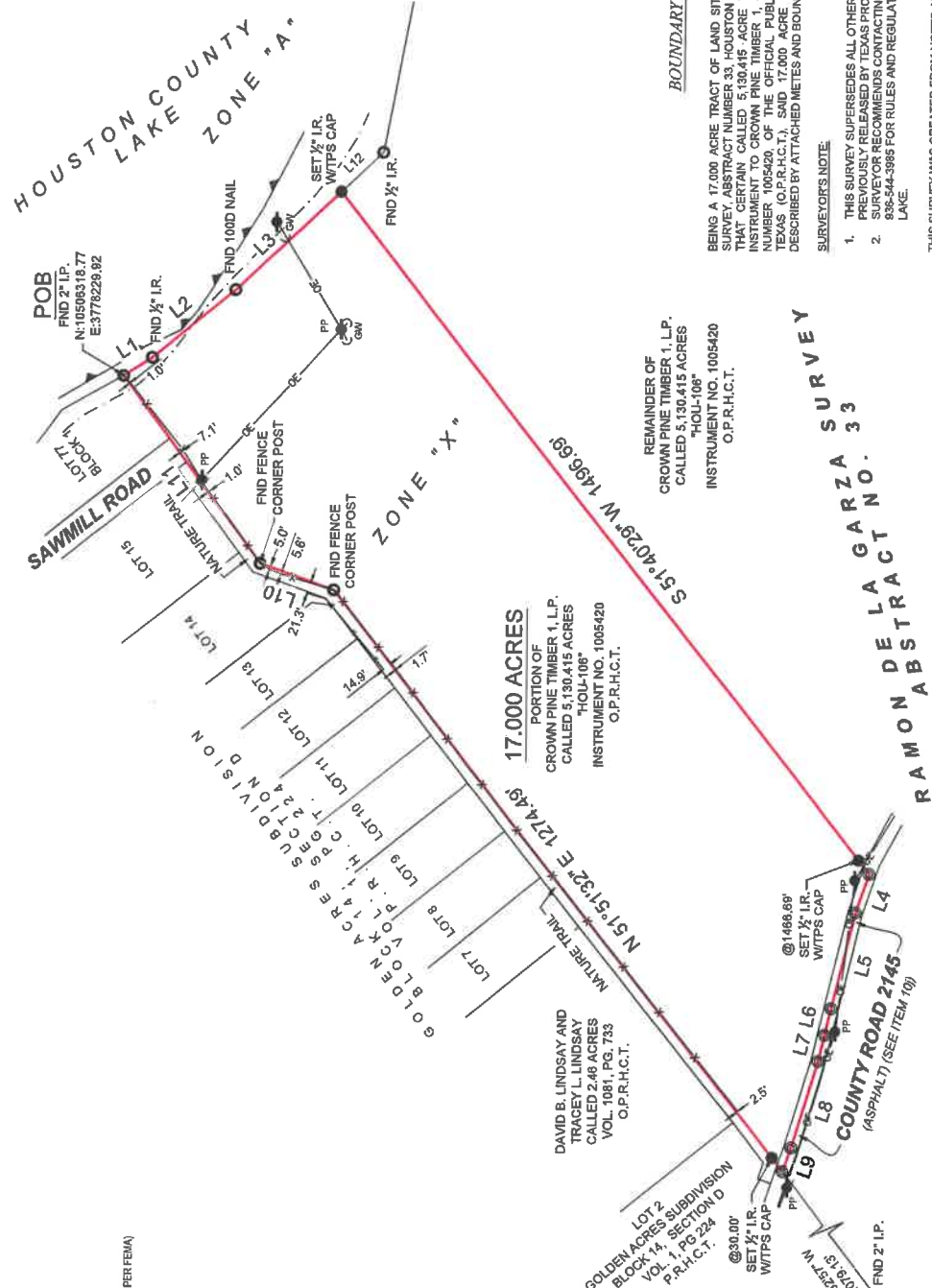




SYMBOL LEGEND

- EDGE OF WATER
- - - FEIMA (APPROXIMATE LIMITS, SCALED PER FEIMA)
- OVERHEAD ELECTRIC
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- GUY WIRE (GW)
- POWER POLE (PP)
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 77°47'11" E	164.77'
L2	S 39°41'17" E	164.77'
L3	S 43°10'27" E	248.77'
L4	N 70°39'30" W	70.80'
L5	N 76°07'45" W	171.48'
L6	N 76°28'02" W	47.04'
L7	N 75°40'26" W	156.80'
L8	N 77°31'24" W	43.60'
L9	N 76°57'52" W	135.20'
L10	N 19°25'44" E	401.56'
L11	S 53°35'05" E	401.56'
L12	S 43°10'27" E	100.20'



BOUNDARY SURVEY

BEING A 17,000 ACRE TRACT OF LAND SITUATED IN THE RAMON DE LA GARZA SURVEY ABSTRACT NUMBER 33, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 415 ACRES TRACT DESCRIBED AS 'HOU-106' IN INSTRUMENT TO CROWN PINE TIMBER 1, L.P., INSTRUMENT NO. 1005420, INSTRUMENT NUMBER 1005420, OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS (O.P.R.H.C.T.), SAID 17,000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR'S NOTE

1. THIS SURVEY SUPERSEDES ALL OTHER SURVEYS OF THE SUBJECT PROPERTY PREVIOUSLY RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS.
2. SURVEYOR RECOMMENDS CONTRACTING A PROFESSIONAL SURVEYING, L.L.C. 895-544-3885 FOR RULES AND REGULATIONS PERTAINING TO HOUSTON COUNTY LAKE.

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

17,000 ACRES
PORTION OF
CROWN PINE TIMBER 1, L.P.
CALLED 5,130.415 ACRES
'HOU-106'
INSTRUMENT NO. 1005420
O.P.R.H.C.T.

DAVID B. LINDSAY AND
TRACEY L. LINDSAY
CALLED 2.48 ACRES
VOL. 1981, PG. 733
O.P.R.H.C.T.

LOT 2
GOLDEN ACRES SUBDIVISION
BLOCK 14, SECTION D
VOL. 1, PG. 224
P.R.H.C.T.

- 1. THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
- 10. EASEMENT PER VOL. 493, PG. 113, D.R.H.C.T. (DOES NOT AFFECT)
- 10. GRANT OF EASEMENT PER VOL. 482, PG. 511, D.R.H.C.T. (DEED IS FOR THE WIDENING OF A PUBLIC ROAD WHICH IS PRESENT DAY COUNTY ROAD 2145)
- 10. PIPELINE R.O.W. EASEMENT PER VOL. 471, PG. 181, D.R.H.C.T. (DOES NOT AFFECT)
- 10. EASEMENT PER VOL. 496, PG. 40, D.R.H.C.T. (DOES NOT AFFECT)
- 10. R.O.W. EASEMENT PER VOL. 496, PG. 47, D.R.H.C.T. (DOES NOT AFFECT)
- 10. R.O.W. EASEMENT PER VOL. 541, PG. 261, D.R.H.C.T. (DOES NOT AFFECT)
- 10. R.O.W. EASEMENT PER VOL. 594, PG. 426, D.R.H.C.T. (DOES NOT AFFECT)
- 10. R.O.W. EASEMENT PER VOL. 594, PG. 491, D.R.H.C.T. (DOES NOT AFFECT)
- 10. R.O.W. EASEMENT PER VOL. 748, PG. 155, D.R.H.C.T. (DOES NOT AFFECT)
- 10. BOUNDARY LINE AGREEMENT INSTRUMENT NO. 1208484, O.P.R.H.C.T. (DOES NOT AFFECT)
- 10. R.O.W. EASEMENT PER INSTRUMENT NO. 150986, O.P.R.H.C.T. (DOES NOT AFFECT)

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48225C020D HAVING AN EFFECTIVE DATE OF 04/04/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (TCS83) CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, L.L.C.

PURCHASER:..... PHILLIP FRIZZELL
ADDRESS:..... COUNTY ROAD 2145, CROCKETT, TX, 75835
SUBJECT:..... RAMON DE LA GARZA A-33
COUNTY:..... HOUSTON

PROJECT NUMBER	30086
DATE	10/17/2023
DRAWN BY	TNK
CHECKED BY	CPP
FIELD CREW	JS/JN
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
THOMAS A. MCINTYRE, Surveyor
11000 Katy Freeway, Suite 100, Houston, TX 77058
www.tpsurveying.com
Phone No. 832-8400



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
17.000 ACRES
IN THE RAMON DE LA GARZA SURVEY, ABSTRACT NUMBER 33
HOUSTON COUNTY, TEXAS

BEING a 17.000 acre tract of land situated in the Ramon De La Garza Survey, Abstract Number 33, Houston County, Texas, being a portion of that certain called 5,130.415 acre tract described as "HOU-106" in instrument to Crown Pine Timber I, L.P., recorded under Instrument Number 1005420, of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), said 17.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found in the southwesterly margin of Houston County Lake, for the common easterly corner of said 5,130.415 acre tract and Lot 77, Block 1, of Golden Acres Subdivision, Section D, as shown on the map or plat thereof, recorded in Volume 1, Page 224, of the Plat Records of Houston County, Texas (P.R.H.C.T.), being the northerly corner of the herein described 17.000 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,506,318.77, E: 3,778,229.92**, Central Zone, (4203), grid measurements;

THENCE with the southwesterly margin of said Houston County Lake, the northeasterly line of said 5,130.415 acre tract, the following three (3) courses and distances:

1. South 32°52'21" East, 58.54 feet, to a ½ inch iron rod found for corner;
2. South 39°43'12" East, 184.77 feet, to a 100d nail found for corner;
3. South 43°10'27" East, 248.77 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly corner of the herein described 17.000 acre tract, from which a 1/2 inch iron rod found for reference bears, South 43°10'27" East, 100.20 feet;

THENCE South 51°40'29" West, severing, over and across said 5,130.415 acre tract, at a distance of 1466.69 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of County Road 2145, in all, a total distance of 1496.69 feet, to a calculated point in the approximate centerline of said County Road 2145, for the most southerly corner of the herein described 17.000 acre tract;

THENCE continuing, over and across said 5,130.415 acre tract, with the approximate centerline of said County Road 2145, the following six (6) courses and distances:

1. North 70°39'30" West, 70.60 feet, to a calculated point for corner;
2. North 76°07'46" West, 171.48 feet, to a calculated point for corner;
3. North 76°28'02" West, 47.73 feet, to a calculated point for corner;
4. North 75°40'26" West, 47.04 feet, to a calculated point for corner;
5. North 72°51'24" West, 156.80 feet, to a calculated point for corner;
6. North 70°57'52" West, 43.90 feet, to a calculated point in the common line between said 5,130.415 acre tract and said Golden Acres Subdivision, Section D, being the westerly corner of the herein described 17.000 acre tract, from which a 2 inch iron pipe found for reference bears, South 52°32'57" West, 1079.13 feet;

THENCE North 51°51'32" East, with the common line between said 5,130.415 acre tract and said Golden Acres Subdivision, Section D, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said County Road 2145, in all, a total distance of 1274.49 feet, to a fence corner post found for a common corner of the same, being an angle point in the northwesterly line of the herein described 17.000 acre tract;

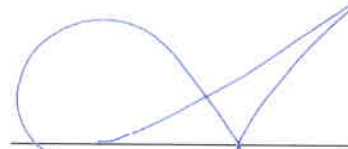
THENCE North 19°25'44" East, 135.20 feet, continuing with said common line, to a fence corner post found for a common corner of the same, being an angle point in the northwesterly line of the herein described 17.000 acre tract;

THENCE North 53°35'05" East, 401.58 feet, continuing with said common line, to the **POINT OF BEGINNING** and containing a computed area of 17.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 3, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 30996.

Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone, (4203), grid measurements.

October 17, 2023
Date



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

Texas Professional Surveying
 3032 North Frazier
 Conroe, TX 77303
 936-756-7447

Invoice

Date	Invoice #
10/13/2023	21863

Bill To
HOMELAND PROPERTIES, INC....

P.O. No.	

Description	Amount
Boundary Survey 17 acres Project: 30996 Subject: Tract 1 17 acres Address: FM 2145 (CR 2145) Wheeler Springs TX 75835 County: Houston	\$1,650.00T
Sales Tax	\$136.13
Payment Due Upon Receipt Thank you for your business.	Total
	\$1,786.13
	Payments & Credits \$0.00
	Balance Due \$1,786.13