

PLAT OF SURVEY

SHOWING

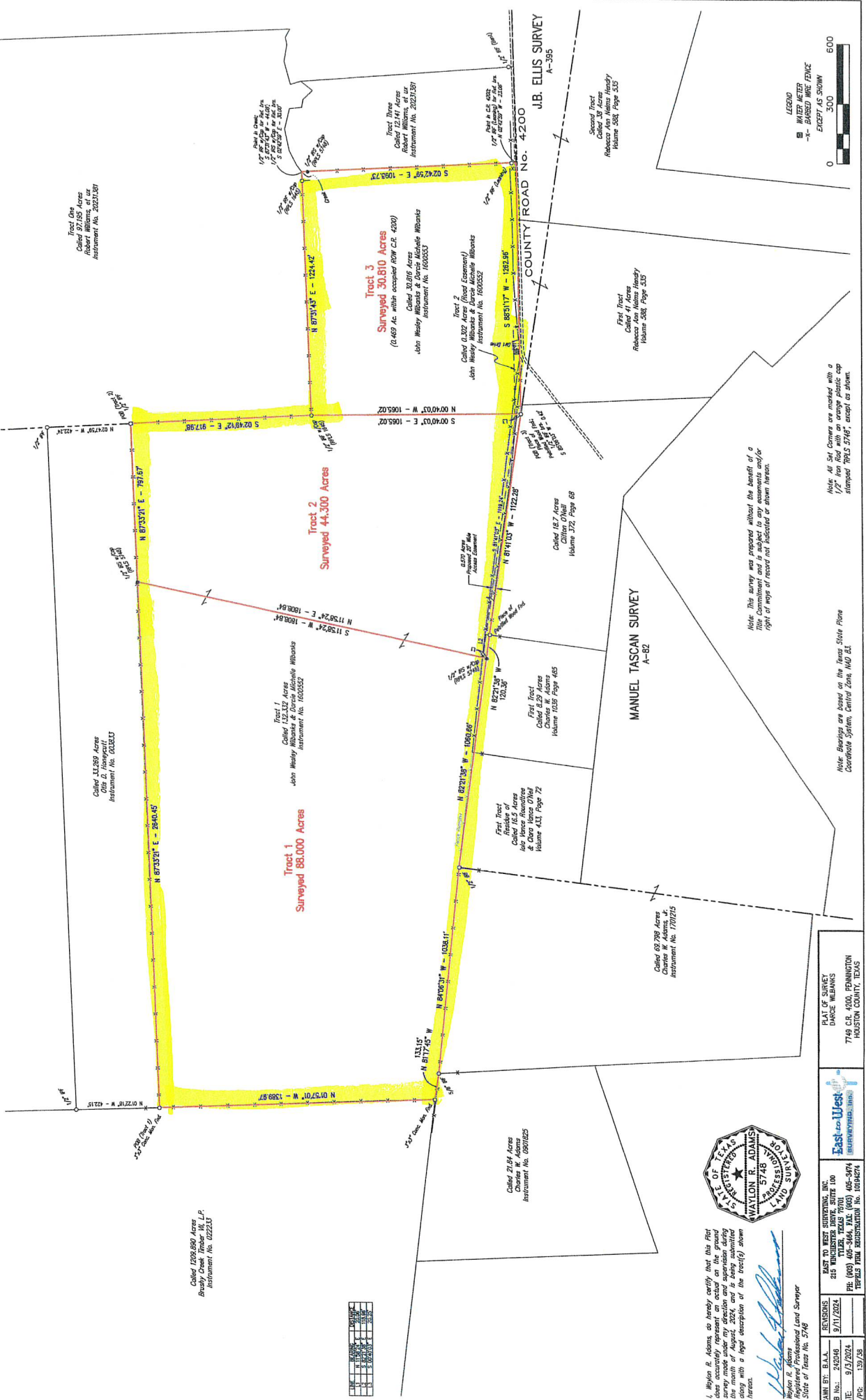
- TRACT 1 - 88,000 ACRES
- TRACT 2 - 44,300 ACRES
- TRACT 3 - 30,810 ACRES

BEING PART OF THE

**EDWARD TYLER SURVEY, ABSTRACT 1019
B.B.B. & C. R.R. CO. SURVEY, ABSTRACT 210
HOUSTON COUNTY, TEXAS**

EDWARD TYLER SURVEY
A-1019

B.B.B. & C. R.R. CO. SURVEY
A-210



I, Weylon R. Adams, do hereby certify that this Plat of Survey was prepared by me or under my direct supervision and that the survey was made under my direction and supervision during the month of August, 2024, and is being submitted along with a legal description of the tract(s) shown herein.

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

DRAWN BY: B.A.A. JOB No.: 242046 DATE: 9/13/2024 EJP/PSC: 139/138	REVISIONS: 9/11/2024 9/13/2024	PLAT OF SURVEY DARDE WILBANKS 7749 G.R. 4200, FENNINGTON HOUSTON COUNTY, TEXAS	Eastco West SURVEYING & MAPPING, INC. PH: (832) 426-1234 TEXAS PLAT REGISTRATION No. 10104274
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This survey was prepared without the benefit of a title commitment and is not intended to be a warranty of any kind. The plat is subject to all laws, rules and regulations of the State of Texas, and the rules of the Surveying Board of the State of Texas.

Note: All Set Corners are marked with a 1/2" diameter iron pin. Corners are marked with a 1/2" diameter iron pin. Corners are marked with a 1/2" diameter iron pin. Corners are marked with a 1/2" diameter iron pin.



DATE	BY	REVISION

TRACT 1 – 88.000 ACRES
TRACT 2 – 44.300 ACRES
TRACT 3 – 30.810 ACRES
EDWARD TYLER SURVEY, ABSTRACT 1019
B.B.B. & C. R.R. CO. SURVEY, ABSTRACT 210
HOUSTON COUNTY, TEXAS
DARCIE WILBANKS
JOB No. 242046
REVISED: 9/11/2024

September 3, 2024

TRACT 1

BEING 88.000 ACRES OF LAND situated in the Edward Tyler Survey, Abstract 1019, Houston County, Texas, and being part of that certain called 132.332 acre tract conveyed to John Wesley Wilbanks and Darcie Michelle Wilbanks as recorded in Instrument No. 1600552 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 3" x 3" concrete monument found at an 8" wood fence corner post for the northwest corner of said called 132.332 acre tract and the southwest corner of that certain called 33.269 acre tract conveyed to Otis D. Honeycutt as recorded in Instrument No. 003853 of the Official Records of Houston County, Texas, same being in an east line of that certain called 1209.890 acre tract conveyed to Brushy Creek Timber VII, L.P. as recorded in Instrument No. 022233 of the Official Records of Houston County, Texas, from which a ½" iron pipe found for the northwest corner of said called 33.269 acre tract bears N 01°22'18" W – 422.15';

THENCE North 87°33'21" East with the north line of said called 132.332 acre tract, the south line of said called 33.269 acre tract, and generally with a barbed wire fence a distance of 2640.45 feet to a ½" iron rod with cap (RPLS 5748) set for corner in same, from which a ½" iron pipe found at a 13" Post Oak fence corner for the northeast corner of said called 132.332 acre tract and the southeast corner of said called 33.269 acre tract bears N 87°33'21" E – 797.67';

THENCE South 11°58'24" West across said called 132.332 acre tract a distance of 1808.84 feet to ½" iron rod with cap (RPLS 5748) set for corner in the south line of said called 132.332 acre tract and the north line of that certain called 8.29 acre tract described as the "First Tract" in a deed to Charles W. Adams as recorded in Volume 1036, Page 485 of the Official Records of Houston County, Texas, same being the most easterly south line of said Edward Tyler Survey, A-1019 and the north line of the Manuel Tascan Survey, A-82, from which a piece of petrified wood found at a 6" wood fence corner post for the northeast corner of said called 8.29 acre tract and the northwest corner of that certain called 18.7 acre tract conveyed to Clifton O'Neill as recorded in Volume 372, Page 68 of the Deed Records of Houston County, Texas bears S 82°21'38" E – 120.36';

THENCE North 82°21'38" West with the south line of said called 132.332 acre tract, the north line of said called 8.29 acre tract and the north line of the residue of that certain called 16.5 acre tract described as the "First Tract" in a deed to Iola Vance Roundtree as recorded in Volume 1036, Page 485 of the Official Records of Houston County, Texas, same being generally with a barbed wire fence a distance of 1060.66 feet to a ½" iron rod found at a 10" wood fence corner post for the northwest corner of the residue of said called 16.5 acre tract and the most northerly northeast corner of that certain called 69.798 acre tract conveyed to Charles W. Adams, Jr. as recorded in Instrument No. 1701215 of the Official Records of Houston County, Texas;

THENCE North 84°06'31" West continuing with the south line of said called 132.332 acre tract, the most westerly north line of said called 69.798 acre tract, and generally with a barbed wire fence a distance of 1038.11 feet to a ½" iron rod found at a 6" wood fence corner post for the northwest corner of said called 69.798 acre tract and the northeast corner of that certain called 21.84 acre tract conveyed to Charles W. Adams as recorded in Instrument No. 0901825 of the Official Records of Houston County, Texas,

THENCE North 81°17'45" West continuing with the south line of said called 132.332 acre tract, the north line of said called 21.84 acre tract, and generally with a barbed wire fence a distance of 133.15 feet to a 3" x 3" concrete monument found for the southwest corner of said called 132.332 acre tract and a southeast corner of said called 1209.890 acre tract;

THENCE North 01°57'01" West with the west line of said called 132.332 acre tract, an east line of said called 1209.890 acre tract, and generally with a barbed wire fence a distance of 1389.97 feet back to the PLACE OF BEGINNING, as surveyed by Waylon R. Adams, R.P.L.S. No. 5748 during the month of August, 2024, and containing 88.000 ACRES OF LAND, together with the following described access easement:



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BEING A PROPOSED 20' WIDE ACCESS EASEMENT situated in the Edward Tyler Survey, Abstract 1019, Houston County, Texas and being over and across that certain called 132.332 acre tract described as "Tract 1" in a deed to John Wesley Wilbanks and Darcie Michelle Wilbanks as recorded in Instrument No. 1600552 of the Official Records of Houston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a piece of petrified wood found for the southeast corner of said called 132.332 acre tract and the southwest corner of that certain called 30.816 acre tract conveyed to John Wesley Wilbanks and Darcie Michelle Wilbanks as recorded in Instrument No. 1600552 of the Official Records of Houston County, Texas, same being in the north line of that certain called 18.7 acre tract conveyed to Clifton O'Neill as recorded in Volume 372, Page 68 of the Deed Records of Houston County, Texas, same also being the most northerly southeast corner of said Edward Tyler Survey, A-1019, the southwest corner of the B.B.B. & C. R.R. Co. Survey, A-210, the west corner of the J.B. Ellis Survey, A-395, and being in the north line of the Manuel Tascan Survey, A-82, from which a ½" iron rod found bears S 85°06'03" W - 0.42';

THENCE North 81°41'03" West with the south line of said called 132.332 acre tract, the north line of said called 18.7 acre tract, and generally with a barbed wire fence, same being the most northerly south line of said Edward Tyler Survey, A-1019 and the north line of said Manuel Tascan Survey, A-82 a distance of 1122.28 feet to a piece of petrified wood found at a 6" wood fence corner post for the northwest corner of said called 18.7 acre tract and the northeast corner of that certain called 8.29 acre tract described as the "First Tract" in a deed to Charles W. Adams as recorded in Volume 1036, Page 485 of the Official Records of Houston County, Texas;

THENCE North 82°21'38" West continuing with the south line of said called 132.332 acre tract, the north line of said called 8.29 acre tract, and generally with a barbed wire fence, same being the most northerly south line of said Edward Tyler Survey, A-1019 and the north line of said Manuel Tascan Survey, A-82 a distance of 120.36 feet to a ½" iron rod with cap (RPLS 5748) set for the southeast corner of the above described 88.000 acre tract;

THENCE North 11°58'24" East across said called 132.332 acre tract, same being with the east line of the above described 88.000 acre tract a distance of 20.06 feet to a point;

THENCE South 82°21'38" East continuing across said called 132.332 acre tract, and being 20' north of and parallel with the south line of same a distance of 118.96 feet to a point;

THENCE South 81°41'03" East continuing across said called 132.332 acre tract, and being 20' north of and parallel with the south line of same a distance of 1119.24 feet to a point in the east line of said called 132.332 acre tract and the west line of said called 30.816 acre tract;

THENCE South 00°40'03" East with the east line of said called 132.332 acre tract and the west line of said called 30.816 acre tract a distance of 20.25 feet back to the PLACE OF BEGINNING, as surveyed by Wayton R. Adams, R.P.L.S. No. 5748 during the month of August, 2024, and containing 0.570 ACRES OF LAND.

TRACT 2

BEING 44.300 ACRES OF LAND situated in the Edward Tyler Survey, Abstract 1019, Houston County, Texas, and being part of that certain called 132.332 acre tract conveyed to John Wesley Wilbanks and Darcie Michelle Wilbanks as recorded in Instrument No. 1600552 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 pipe found at a 13" Post Oak fence corner for the northeast corner of said called 132.332 acre tract and the southeast corner of that certain called 33.269 acre tract conveyed to Otis D. Honeycutt as recorded in Instrument No. 003833 of the Official Records of Houston County, Texas, same being in the west line of that certain called 97.195 described as "Tract One" in a deed to Robert Williams, et ux as recorded in Instrument No. 20231381 of the Official Records of Houston County, Texas, same also being in the most northerly east line of said Edward Tyler Survey, A-1019 and the west line of the B.B.B. & C. R.R. Co. Survey, A-210, from which a ½" iron pipe found for the northeast corner of said called 33.269 acre tract bears N 02°47'59" W - 422.24';

THENCE South 02°49'12" East with the east line of said called 132.332 acre tract, the west line of said called 97.195 acre tract and generally with a barbed wire fence, same being the most northerly east line of said Edward Tyler Survey, A-1019 and the west line of said B.B.B. & C. R.R. Co. Survey, A-210 a distance of 917.98 feet to a ½" iron rod with cap (RPLS 1645) found at a 6" wood fence corner post for the southwest corner of said called 97.195 acre tract and the northwest corner of that certain called 30.816 acre tract conveyed to Wesley Wilbanks and Darcie Michelle Wilbanks as recorded in Instrument No. 1600553 of the Official Records of Houston County, Texas, from which a 1/2" iron rod with cap (RPLS 1645) found as a reference to the northeast corner of said called 30.816 acre tract bears N 87°31'43" E - 1180.34';



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THENCE South 00°40'03" East continuing with the east line of said called 132.332 acre tract and the west line of said called 30.810 acre tract a **distance of 1065.02 feet** to a piece of petrified wood for the southeast corner of said called 132.332 acre tract and the southwest corner of said called 30.810 acre tract, same being in the north line of that certain called 18.7 acre tract conveyed to Cliton O'Neill as recorded in Volume 372, Page 68 of the Deed Records of Houston County, Texas, same also being the most northerly southeast corner of said Edward Tyler Survey, A-1019, the southwest corner of said B.B.B. & C. R.R. Co. Survey, A-210, the west corner of the J.B. Ellis Survey, A-395, and being in the north line of the Manuel Tascan Survey, A-82, from which a ½" iron rod found bears S 85°06'03" W - 0.42', and a ½" iron rod found (leaning) as a reference to the southeast corner of said called 30.816 acre tract and the southwest corner of that certain called 12.141 acre tract described as "Tract Three" in said deed to Robert Williams, et ux as recorded in Instrument No. 20231381 of the Official Records of Houston County, Texas bears N 87°48'31" E - 1262.54';

THENCE North 81°41'03" West with the south line of said called 132.332 acre tract, the north line of said called 18.7 acre tract, and generally with a barbed wire fence, same being the most northerly south line of said Edward Tyler Survey, A-1019 and the north line of said Manuel Tascan Survey, A-82 a **distance of 1122.28 feet** to a piece of petrified wood found at a 6" wood fence corner post for the northwest corner of said called 18.7 acre tract and the northeast corner of that certain called 8.29 acre tract described as "First Tract" in a deed to Charles W. Adams as recorded in Volume 1036, Page 485 of the Deed Records of Houston County, Texas;

THENCE North 82°21'38" West continuing with the south line of said called 132.332 acre tract, the north line of said called 8.29 acre tract, and generally with a barbed wire fence, same being the most northerly south line of said Edward Tyler Survey, A-1019 and the north line of said Manuel Tascan Survey, A-82 a **distance of 120.36 feet** to a ½" iron rod with cap (RPLS 5748) set for corner in same;

THENCE North 11°58'24" East across said called 132.332 acre tract a **distance of 1808.84 feet** to a ½" iron rod with cap (RPLS 5748) set for corner in the north line of said called 132.332 acre tract and the south line of said called 33.269 acre tract, from which a 3" x 3" concrete monument found at an 8" wood fence corner post for the northwest corner of said called 132.332 acre tract and the southwest corner of said called 33.269 acre tract bears S 87°33'21" W - 2640.45';

THENCE North 87°33'21" East with the north line of said called 132.332 acre tract, the south line of said called 33.269 acre tract, and generally with a barbed wire fence a **distance of 797.67 feet** back to the **PLACE OF BEGINNING**, as surveyed by Waylon R. Adams, R.P.L.S. No. 5748 during the month of August, 2024, and containing **44.300 ACRES OF LAND**.

TRACT 3

BEING 30.810 ACRES OF LAND situated in the B.B.B. & C. R.R. Co. Survey, Abstract 210, Houston County, Texas, and being all that certain called 30.816 acre tract conveyed to Wesley Wilbanks and Darcie Michelle Wilbanks as recorded in Instrument No. 1600553 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 piece of petrified wood found for the southwest corner of said called 30.816 acre tract and the southeast corner of that certain called 132.332 acre tract conveyed to John Wesley Wilbanks and Darcie Michelle Wilbanks as recorded in Instrument No. 1500552 of the Official Records of Houston County, Texas, same being in the north line of that certain called 18.7 acre tract conveyed to Clifton O'Neill as recorded in Volume 372, page 68 of the Deed Records of Houston County, Texas, same also being the southwest corner of said B.B.B. & C. R.R. Co. Survey, A-210, the most northerly southeast corner of the Edward Tyler Survey, A-1019, and the west corner of the J.B. Ellis Survey, Abstract 395, Houston County, Texas, and being in the north line of the Manuel Tascan Survey, A-82, from which a ½" iron rod found bears S 85°06'03" W - 0.42', and a piece of petrified wood found for the northwest corner of said called 18.7 acre tract and the northeast corner of that certain called 8.29 acre tract described as the "First Tract" in a deed to Charles W. Adams as recorded in Volume 1036, Page 485 of the Official Records of Houston County, Texas bears N 81°41'03" W - 1122.28';

THENCE North 00°40'03" West with the west line of said called 30.816 acre tract and the east line of said called 132.332 acre tract a **distance of 1065.02 feet** to a ½" iron rod with cap (RPLS 1645) found at a 6" wood fence corner post for the northwest corner of said called 30.816 acre tract the southwest corner of that certain called 97.195 acre tract described as "Tract One" in a deed to Robert Williams, et ux as recorded in Instrument No. 20231381 of the Official Records of Houston County, Texas, from which a ½" iron pipe found at a 13" Post Oak fence corner for the northeast corner of said called 132.332 acre tract and the southeast corner of that certain called 33.269 acre tract conveyed to Otis D. Honeycutt as recorded in Instrument No. 003833 of the Official Records of Houston County, Texas bears N 02°49'12" W - 917.98';

THENCE North 87°31'43" East with the north line of said called 30.816 acre tract, the south line of said called 97.195 acre tract, and generally with a barbed wire fence a **distance of 1224.42 feet** to a point in a creek for the northeast corner of said called 30.816 acre tract and the northwest corner of that certain called 12.141 acre tract described as "Tract Three" in said deed to Robert Williams, et ux as recorded in Instrument No. 20231381 of the Official Records of Houston County, Texas, from which a ½" iron rod found for reference bears S 87°31'43" W - 44.08', and a ½" iron rod with cap (RPLS 5748) set for reference bears S 02°42'59" E - 30.00';



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THENCE South 02°42'59" East with the east line of said called 30.816 acre tract, the west line of said called 12.141 acre tract, and partially with a barbed wire fence a **distance of 1093.73 feet** to a point in County Road No. 4200 for the southeast corner of said called 30.816 acre tract and the southwest corner of said called 12.141 acre tract, same being in the north line of that certain called 38 acre tract described as the "Second Tract" in a deed to Rebecca Ann Nelms Hendry as recorded in Volume 588, Page 535 of the Deed Records of Houston County, Texas, same also being in the south line of said B.B.B. & C. R.R. Co. Survey, A-210 and the north line of said J.B. Ellis Survey, A-395, from which a 1/2" iron rod found (leaning) at a 10" wood fence corner post bears N 02°42'59" W - 23.06'

THENCE South 88°51'17" West with the south line of said called 30.816 acre tract, the north line of said called 38 acre tract, the north line of that certain called 41 acre tract described as the "First Tract" in said deed to Rebecca Ann Nelms Hendry as recorded in Volume 588, Page 535 of the Deed Records of Houston County, Texas, the north line of said called 18.7 acre tract, and partially with said County Road No. 4200, same being the south line of said B.B.B. & C. R.R. Co. Survey, A-210 and the north line of said J.B. Ellis Survey, A-395 a **distance of 1262.96 feet** back to the **PLACE OF BEGINNING**, as surveyed by Waylon R. Adams, R.P.L.S. No. 5748 during the month of August, 2024, and containing **30.810 ACRES OF LAND**, of which 0.469 acres lies within the occupied ROW of said County Road No. 4200.

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 August, 2024, and is being submitted along with a plat of the tract(s) described herein.

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

