

PLAT OF SURVEY
 SHOWING
5.741 ACRES
 BEING PART OF THE
CHARLES JOHNSON SURVEY, ABSTRACT 1178
 HOUSTON COUNTY, TEXAS

CHARLES JOHNSON SURVEY
 A-1178

Called 78.382 Acres
 Pine Neches LLC
 Instrument No. 1702692

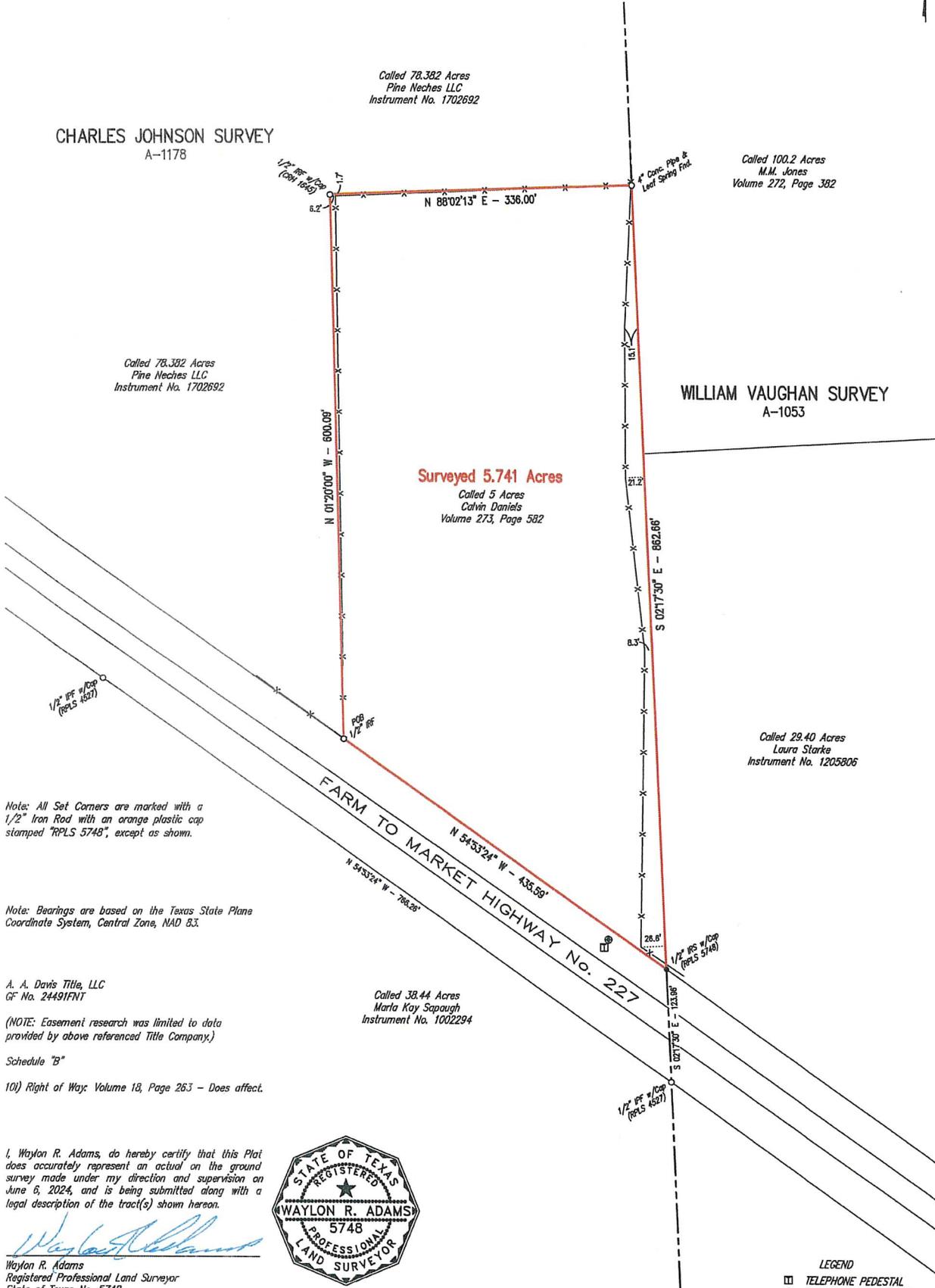
Called 100.2 Acres
 M.M. Jones
 Volume 272, Page 382

Called 78.382 Acres
 Pine Neches LLC
 Instrument No. 1702692

WILLIAM VAUGHAN SURVEY
 A-1053

Surveyed 5.741 Acres
 Called 5 Acres
 Calvin Daniels
 Volume 273, Page 582

Called 29.40 Acres
 Laura Starke
 Instrument No. 1205806



Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

A. A. Davis Title, LLC
 GF No. 24491FNT

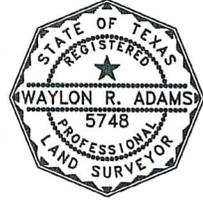
(NOTE: Easement research was limited to data provided by above referenced Title Company.)

Schedule "B"

101) Right of Way: Volume 18, Page 263 - Does affect.

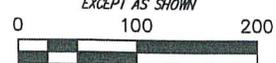
I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on June 6, 2024, and is being submitted along with a legal description of the tract(s) shown hereon.

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



LEGEND
 □ TELEPHONE PEDESTAL
 ● BURIED CABLE MARKER
 -X- BARBED WIRE FENCE
 EXCEPT AS SHOWN

DRAWN BY: K.M.H. JOB No.: 241972 DATE: 6/13/2024 FB/PG: 138/4	REVISIONS _____ _____ _____	EAST TO WEST SURVEYING, INC. 215 WINCHESTER DRIVE, SUITE 100 TYLER, TEXAS 75701 PH: (903) 405-3464, FAX: (903) 405-3474 TBPELS FIRM REGISTRATION No. 10194274		PLAT OF SURVEY G&E LAND DEVELOPMENT, LLC TBD F.M. 227, KENNARD HOUSTON COUNTY, TEXAS
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215 WINCHESTER DR. STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

97.038 ACRES
WILLIAM VAUGHAN SURVEY, ABSTRACT 1053
HOUSTON COUNTY, TEXAS
LONGWAY CAPITAL INVESTMENTS LLC
JOB No. 252187

May 7, 2025

BEING 97.038 ACRES OF LAND situated in the William Vaughan Survey, Abstract 1053, Houston County, Texas and being all that certain called 100.2 acre tract conveyed to M.M. Jones as recorded in Volume 272, Page 382 of the Deed 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 plow handle found at a 4" wood fence corner post for the northeast corner of said called 100.2 acre tract and the northwest corner of that certain called 30 acre tract conveyed to Charles Garner, et al as recorded in Instrument No. 20230809 of the Official Records of Houston County, Texas, same being in the south line of that certain called 12.8605 acre tract conveyed to Alfred Scott as recorded in Instrument No. 0801917 of the Official Records of Houston County, Texas, same also being the northeast corner of said William Vaughan Survey, A-1053 and an interior ell corner of the James O. Wells Survey, A-1103, and having a coordinate value of **N: 10,525,110.557, E: 3,904,740.031**, from which a ½" iron rod with cap (CRH 1645) found for the southeast corner of said called 12.8605 acre tract bears **N 87°20'48" E - 326.61'**;

THENCE South 03°07'49" East with the east line of said called 100.2 acre tract and the west line of said called 30 acre tract, same being the east line of said William Vaughan Survey, A-1053 and the most southerly west line of said James O. Wells Survey, A-1103, and crossing County Road No. 1172, being generally with the west line of same, and leaving said County Road No. 1172 and continuing with said line for a **distance of 1178.42 feet** to a 1" iron rod found for the southeast corner of said called 100.2 acre tract and the northeast corner of that certain called 44 acre tract described as "Tract-HOU-14 (Tract One) in a deed to Threetree Southern Growth LLC as recorded in Instrument No. 20213609 of the Official Records of Houston County, Texas, from which a ¾" iron rod and a ½" iron bolt found for the southwest corner of said called 30 acre tract and the northwest corner of that certain called 5.20 acre tract conveyed to Mark Wilson and Jason Wilson as recorded in Instrument No. 20222761 of the Official Records of Houston County, Texas bears **S 02°49'14" E - 138.07'**;

THENCE South 87°25'07" West with the south line of said called 100.2 acre tract, the north line of said called 44 acre tract, and generally with the remains of a barbed wire fence a **distance of 764.91 feet** to a ¾" iron rod found (leaning) for the northwest corner of said called 44 acre tract and the northeast corner of that certain called 41.02 acre tract conveyed to Charles Wells as recorded in Volume 1079, Page 151 of the Official Records of Houston County, Texas;

THENCE South 85°46'42" West continuing with the south line of said called 100.2 acre tract, the most northerly north line of said called 41.02 acre tract, and generally with the remains of a barbed wire fence a **distance of 813.57 feet** to a ¾" iron pipe found on the west edge of a creek for the most northerly northwest corner of said called 41.02 acre tract and the northeast corner of that certain called 29.40 acre tract conveyed to Laura Starke as recorded in Instrument No. 1205806 of the Official Records of Houston County, Texas;

THENCE South 85°56'48" West continuing with the south line of said called 100.2 acre tract, the north line of said called 29.40 acre tract, and generally with the remains of a barbed wire fence a **distance of 1925.32 feet** to a ¾" iron pipe found for the southwest corner of said called 100.2 acre tract and the northwest corner of said called 29.40 acre tract, same being in the east line of that certain called 5.741 acre tract conveyed to G&E Land Development, LLC as recorded in Instrument No. 20242271 of the Official Records of Houston County, Texas, same being in the west line of said William Vaughan Survey, A-1053 and the east line of the Charles Johnson Survey, A-1178, from which a ½" iron rod with cap (RPLS 5748) found in the north line of Farm to Market Highway No. 227 for the southwest corner of said called 29.40 acre tract and the southeast corner of said called 5.741 acre tract bears **S 02°14'25" E - 534.21'**;

THENCE North 02°22'32" West with the west line of said called 100.2 acre tract and the east line of said called 5.741 acre tract, same being the west line of said William Vaughan Survey, A-1053 and the east line of said Charles Johnson Survey, A-1178 a **distance of 328.45 feet** to a 4" concrete pipe and leaf spring found for the northeast corner of said called 5.741 acre tract and a southeast corner of that certain called 78.382 acre tract conveyed to Pine Neches LLC as recorded in Instrument No. 1702692 of the Official Records of Houston County, Texas;

THENCE North 02°12'10" West continuing with the west line of said called 100.2 acre tract, an east line of said called 78.382 acre tract, and generally with the remains of a barbed wire fence, same being the west line of said William Vaughan Survey, A-1053 and the east line of said Charles Johnson Survey, A-1178 a **distance of 932.27 feet** to a 4" concrete pipe found (busted) at a down fence corner for the northwest corner of said called 100.2 acre tract and an interior ell corner of said called 78.382 acre tract, same being the northwest corner of said William Vaughan Survey, A-1053 and the northeast corner of said Charles Johnson Survey, A-1178, and being in the south line of the Robert S. Patton Survey, A-805, from which a ¾" iron pipe found (crimped) bears **S 02°24'32" W - 4.16'**;



215 WINCHESTER DR, STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

THENCE North 87°50'40" East with the north line of said called 100.2 acre tract, a south line of said called 78.382 acre tract, and generally with the remains of a barbed wire fence, same being the north line of said William Vaughan Survey, A-1053 and the south line of said Robert S. Patton Survey, A-805 a **distance of 574.89 feet** to a ½" iron rod with cap (illegible) found at a 6" wood fence corner post for a southeast corner of said called 78.382 acre tract and the southwest corner of that certain called 49.994 acre tract described as "Tract 1" in a deed to Thomas Ray Kessner, Jr. as recorded in Instrument No. 1304839 of the Official Records of Houston County, Texas;

THENCE North 87°36'28" East continuing with the north line of said called 100.2 acre tract, the south line of said called 49.994 acre tract, and generally with a barbed wire fence, same being the north line of said William Vaughan Survey, A-1053 and the south line of said Robert S. Patton Survey, A-805 a **distance of 1756.81 feet** to a 1-¼" flat bar found on the south side of a gravel road for the southeast corner of said called 49.994 acre tract and the southwest corner of that certain called 0.286 acre tract described as "Tract 2" in said deed to Thomas Ray Kessner, Jr. as recorded in Instrument No. 1304839 of the Official Records of Houston County, Texas, same being the southeast corner of said Robert S. Patton Survey, A-805 and the most westerly southwest corner of said James O. Wells Survey, A-1103;

THENCE North 87°23'38" East continuing with the north line of said called 100.2 acre tract, the south line of said called 0.286 acre tract, and generally with a barbed wire fence, same being the north line of said William Vaughan Survey, A-1053 and the most westerly south line of said James O. Wells Survey, A-1103, at a distance of 497.55' passing a ½" iron rod with cap (CRH 1645) found on the northeast side of said gravel road for the southeast corner of said called 0.286 acre tract and the most easterly southwest corner of the residue of that certain called 38.5815 acre tract conveyed to Dexter Earl Scott as recorded in Instrument No. 20202579 of the Official Records of Houston County, Texas, and continuing with the north line of said called 100.2 acre tract, the most easterly south line of the residue of said called 38.5815 acre tract, same being the north line of said William Vaughan Survey, A-1053 and the most westerly south line of said James O. Wells Survey, A-1103, at a distance of 619.51' passing a ½" iron rod with cap (CRH 1645) found for the southeast corner of the residue of said called 38.5815 acre tract and the southwest corner of that certain called 12.8605 acre tract conveyed to Patricia Ann Scott as recorded in Instrument No. 1005382 of the Official Records of Houston County, Texas, and continuing with the north line of said called 100.2 acre tract and the south line of said called 12.8605 acre tract, same being the north line of said William Vaughan Survey, A-1053 and the most westerly south line of said James O. Wells Survey, A-1103, at a distance of 866.35' passing a ½" iron rod with cap (CRH 1645) found for the southeast corner of said called 12.8605 acre tract and the southwest corner of that certain called 12.8605 acre tract conveyed to Angel Lamb and Linda Potts as recorded in Instrument No. 20212073 of the Official Records of Houston County, Texas, and continuing with the north line of said called 100.2 acre tract and the south line of said Angel Lamb and Linda Potts called 12.8605 acre tract, same being the north line of said William Vaughan Survey, A-1053 and the most westerly south line of said James O. Wells Survey, A-1103, at a distance of 1146.82' passing a ½" iron rod with cap (CRH 1645) found for the southeast corner of said Angel Lamb and Linda Potts called 12.8605 acre tract and the southwest corner of said Alfred Scott called 12.8605 acre tract, and continuing with the north line of said called 100.2 acre tract and the south line of said Alfred Scott called 12.8605 acre tract, same being the north line of said William Vaughan Survey, A-1053 and the most westerly south line of said James O. Wells Survey, A-1103 for a **total distance of 1152.51 feet** back to the **PLACE OF BEGINNING**, as surveyed by Waylon R. Adams, R.P.L.S. No. 5748 during the month of April, 2025, and containing **97.038 ACRES OF LAND**.

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 April, 2025, 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

