

Piney Woods Surveying

10027 Rock Creek Road

Waco, Texas 76708

FIRM No.: 100460-00

DESCRIPTION

**STATE OF TEXAS
COUNTY OF HOUSTON**

TRACT 4 – 10.000 ACRES

BEING all of that tract of land in Houston County, Texas, out of the M. Conner Survey, A-281, and being part of that 153.424 acres described in a deed to Zakary Benge as recorded under Clerks File Number 20223059 of the Official Records of McLennan County, Texas, and being further described as follows:

COMMENCING at a 1 inch pipe found at a interior corner of said 153.424 acres, same being the Southwest corner of that called 38.37 acres described in a deed to Gary Conner as recorded in Volume 1064, Page 587 of the Deed Records of Houston County, Texas, being in the same line described in a Boundary Line Agreement recorded in Volume 312, Page 634 of the Deed Records of Houston County, Texas; THENCE South 03 degrees 12 minutes 50 seconds East, 497.11 feet to a 1/2 inch steel rod set for the Point of Beginning of this description;

THENCE South 78 degrees 48 minutes 03 seconds East, 995.35 feet to a point in the center of County Road No. 1165, in the East line of said 153.424 acres, a 1/2 inch steel rod set bears North 78 degrees 48 minutes 03 seconds West, 30.00 feet for reference;

THENCE along the center of said road as follows:

South 03 degrees 30 minutes 06 seconds West, 309.52 feet to a point;

South 00 degrees 40 minutes 16 seconds East, 83.23 feet to a point;

South 08 degrees 07 minutes 02 seconds East, 30.01 feet to a point in the center of said road, a 1/2 inch steel rod set bears North 82 degrees 45 minutes 11 seconds West, 30.00 feet for reference;

THENCE North 82 degrees 45 minutes 11 seconds West, 942.36 feet to a 1/2 inch steel rod set;

THENCE North 03 degrees 12 minutes 50 seconds West, 497.11 feet to the Point of Beginning, containing 10.000 acres of land.

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of August, 2022.

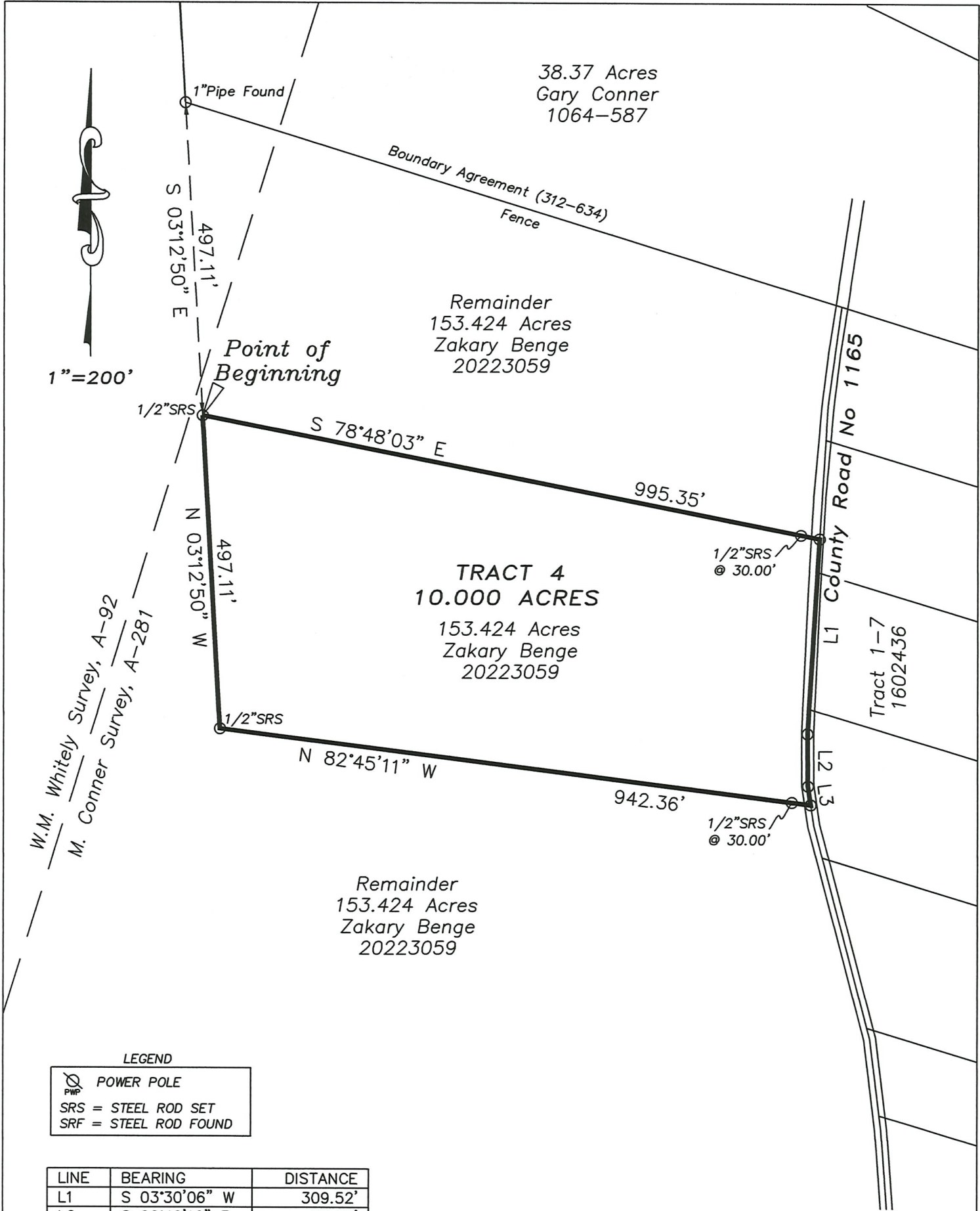
August 1, 2022



Landon Smith
R.P.L.S. No. 5969



Survey Attached: Job Number 2206-003



The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of August, 2022.

August 1, 2022

Landon Smith
R.P.L.S. No. 5969



No Schedule "B" Provided
Field Notes Attached:

GENERAL NOTES

- Bearings described are related to the Texas Coordinate System of 1983, Central Zone.
- No Flood Maps were reviewed for this survey.

SURVEY SHOWING:

TRACT 4
10.000 ACRES
M. CONNER SURVEY, A-281
HOUSTON COUNTY, TEXAS

PREPARED FOR:

Zak Bengé

Piney Woods Surveying	(936) 225-0667
10027 Rock Creek Road	Waco, TX 76708
Drawn By: lbs	Firm No.: 100460-00
Job No.: 2206-003	File No.: H-A92-2