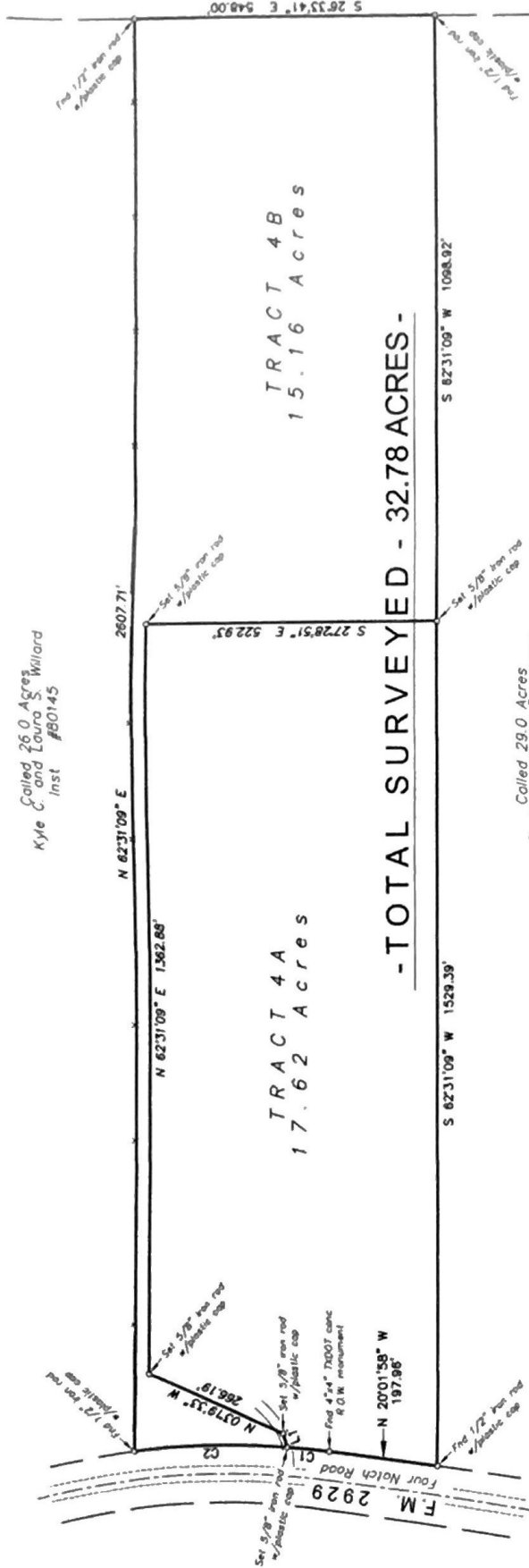


Called 26.0 Acres
 Kyle C. and Laura S. Willard
 Inst #80145

Property Address:
 215 FM 2929
 Huntsville, Texas 77340

OWNER: Paul Storry and Katy Merlet

Called 77.97 Acres
 Voyager Group LTD
 Inst #82354



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 44°18'49" E | 25.00' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH |
|-------|----------|------------|--------------|
| C1 | 1482.39' | 76.39' | 65.35' |
| C2 | 1482.39' | 276.11' | 264.72' |

I, JOE A FULLER, Registered Professional Land Surveyor,
 do hereby certify that this plat represents a survey made on
 the ground under my supervision and that all monuments and
 apparent easements are shown hereon.



Joe A. Fuller
 JOE A FULLER
 R.P.L.S. No. 4066
 January 2026

- NOTES:
1. Plat for the survey and division of 32.78 acres into Tract 4A and Tract 4B;
 2. Bearings based on the North line of the original Tract 4.

BASED on the FEMA Flood Insurance Rate map referenced below, a portion of this property is situated within FEMA Flood Zone "AE" and FEMA Flood Zone "X" as scaled graphically to the best of my ability from available data on said map. Lack of or limited data prohibits the accurate plotting of these flood zones. Any flood zone determination herein is in no way to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No. 48471 C 0400 D Date/Revised Date August 16, 2011

PLAT OF SURVEY AND DIVISION OF PAUL STORRY 32.78 ACRE TRACT

In the FOSTER BOBO SURVEY, A-73
 Walker County, Texas

January, 2026

Scale: 1" = 300 Feet

FULLER and ASSOCIATES
 Huntsville, Texas
 FILE STORRY 32.7ac DIV \2026\

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

TRACT 4B:

Being **15.16** acres of land, more or less, situated in the Foster Bobo Survey, Abstract No. 73 of Walker County, Texas and being out of and a part of the original survey of a called 32.78 acre tract as described in a Deed from Christopher McIntosh, et al to Paul Storry and Katy Merlet, dated January 17, 2019 and recorded in Instrument Number 44386 of the Official Records of Walker County, Texas, said **15.16** acres being more definitely described as follows:

BEGINNING at the southeast corner of said 32.78 acre tract, same being the northeast corner of a called 29.0 acre tract described in a Deed from Andrea D. Walker, et al to David Boeckman, dated February 5, 2021 and recorded in Instrument Number 65428 of the Official Records of Walker County, Texas, found a 1/2" iron rod with plastic cap for the southeast corner of the herein described 15.16 acre tract, same being in the west line of a called 77.937 acre tract described in a Deed from Andrea D. Walker, et al to Voyager Group, Ltd., dated July 27, 2022 and recorded in Instrument No. 82354 of the Official Records of Walker County, Texas;

THENCE **S62°31'09"W** with the south line of said 32.78 acre tract and the north line of said 29.0 acre tract, for a distance of **1098.92** feet to a 5/8" iron rod with plastic cap set for a southwest corner of the herein described 15.16 acre tract;

THENCE crossing through and over said 32.78 acre tract as follows:

- 1) **N27°28'51"W - 522.93** feet, set a 5/8" iron rod with plastic cap for an ell corner of the herein described 15.16 acre tract;
- 2) **S62°31'09"W - 1,362.88** feet, set a 5/8" iron rod with plastic cap;
- 3) **S03°19'33"E - 266.19** feet, set a 5/8" iron rod with plastic cap;
- and 4) **S44°18'49"W - 25.00** feet, set a 5/8" iron rod with plastic cap

for the upper southwest corner of the herein described tract, same being in the west line of said 32.78 acre tract and being in the east right-of-way line of FM 2929, said iron rod being in a curve to the left;

THENCE with said west line of said 32.78 acre tract and the east right-of-way line of said FM 2929 and with said curve to the left, having a radius of 1,482.39 feet and a chord bearing of **N28°21'04"W** for a distance of **264.72** feet to a 1/2" iron rod with plastic cap found for the northwest corner of said 32.78 acre tract, same being the southwest corner of a called 26.0 acre tract described in a Deed from Tyler D. Yeager to Kyle C. and Laura S. Willard, dated May 18, 2022 and recorded in Instrument Number 80145, said iron rod being the northwest corner of the herein described 15.16 acre tract;

THENCE **N62°31'09"E** with the north line of said 32.78 acre tract and the south line of said 26.0 acre tract, for a distance of **2,607.71** feet to the northeast corner of said 32.78 acre tract and the southeast

FULLER and ASSOCIATES
Huntsville, Texas 77342

corner of said 26.0 acre tract, same being in the west line of said 77.937 acre tract, found a 5/8" iron rod with plastic cap for the northeast corner of the herein described 15.16 tract;

THENCE **S26°33'41"E**, with the east line of said 32.78 acre tract and the west line of said 77.937 acre tract, for a distance of **548.00** feet to the
PLACE OF BEGINNING.

Surveyed April, 2026.



Signed _____

A handwritten signature in black ink, appearing to read "Joe A. Fuller", written over a horizontal line.

JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400

File: StorryPaulTr4B.fns\2026\

FULLER and ASSOCIATES

Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

TRACT 4A:

Being **17.62** acres of land, more or less, situated in the Foster Bobo Survey, Abstract No. 73 of Walker County, Texas and being out of and a part of the original survey of a called 32.78 acre tract as described in a Deed from Christopher McIntosh, et al to Paul Storry and Katy Merlet, dated January 17, 2019 and recorded in Instrument Number 44386 of the Official Records of Walker County, Texas, said **17.62** acres being more definitely described as follows:

BEGINNING at the southwest corner of said 32.78 acre tract, same being the northwest corner of a called 29.0 acre tract described in a Deed from Andrea D. Walker, et al to David Boeckman, dated February 5, 2021 and recorded in Instrument Number 65428 of the Official Records of Walker County, Texas, found a 1/2" iron rod with plastic cap in the east right-of-way line of FM 2929;

THENCE **N20°01'58"W** with the west line of said 32.78 acre tract and the east right-of-way line of FM 2929, for a distance of **197.96** feet to a found 4"x4" TxDot concrete right-of-way monument and the beginning of a curve to the left;

THENCE with said west line of said 32.78 acre tract and the east right-of-way line of said FM 2929 and with said curve to the left, having a radius of 1482.89 feet and a chord bearing of **N21°30'36"W** for a distance of **65.35** to 5/8" iron rod with plastic cap set for the lower northwest corner of the herein described 17.62 acre tract;

THENCE crossing through and over said 32.78 acre tract as follows:

- 1) **N44°18'49"E - 25.00** feet, set a 5/8" iron rod with plastic cap;
- 2) **N03°19'33"W - 266.19** feet, set a 5/8" iron rod with plastic cap for the upper northwest corner of the 17.62 acre tract herein described;
- 3) **N62°31'09"E - 1,362.88** feet, set a 5/8" iron rod with plastic cap for the northeast corner of the herein described 17.62 acre tract;

THENCE **S27°28'51"E**, continuing across said 32.78 acre tract for a distance of **522.93** feet to the south line of said 32.78 acre tract and the north line of a called 29.0 acre tract described in a Deed from Andrea D. Walker, et al to David Beckman, dated February 5, 2021 and recorded in Instrument Number 65428 of the Official Records of Walker County, Texas, set a 5/8" iron rod with plastic cap for the southeast corner of the herein described 17.62 acre tract;

THENCE **S62°31'09"W**, with the south line of said 32.78 acre tract and the north line of said 29.0 acre tract, for a distance of **1,529.39** feet to the **PLACE OF BEGINNING**.

Surveyed April, 2026.



Signed _____

A handwritten signature in black ink, appearing to read "Joe A. Fuller", written over a horizontal line.

JOE A. FULLER
R.P.L.S. No. 4066
FIRM 10122400