



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
TRACT 16
76.129 ACRES
IN THE JOHN LINDSEY LEAGUE, ABSTRACT NUMBER 46
POLK COUNTY, TEXAS**

BEING a 76.129 acre tract of land situated in the John Lindsey League, Abstract Number 46, Polk County, Texas, being a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient, LLC, D/B/A Raydient Places + Properties. LLC, recorded in Volume 2482, Page 981, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 76.129 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found in the westerly line of the apparent Lindsey League for the apparent common easterly corner of the John Butchee Survey, Abstract Number 121 and Charles Kneass Survey, Abstract Number 378, the common westerly corner of said 192 acre tract and that certain called 30.000 acre tract described in instrument to Steven Edward Ward and Kristin Coila Ward, recorded in Volume 2134, Page 884, O.P.R.P.C.T., the easterly line of that certain called 1294.228 acre tract described in instrument to Red Horse Land & Cattle, LLC., recorded in Volume 2574, Page 672, O.P.R.P.C.T., being the southwesterly corner of the herein described 76.129 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,293,788.96, E: 3,976,887.56**, Central Zone, grid measurements;

THENCE North 03°22'34" West, 1832.47 feet, with the apparent common line between said Lindsey League and said Butchee Survey, the common line between said 192 acre tract and said 1294.228 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 76.129 acre tract, from which a 1/2 inch iron rod found for reference bears, North 03°22'34" West, 1989.72 feet;

THENCE severing over and across said 192 acre tract, the following three (3) courses and distances:

1. North 86°31'07" East, 748.85 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°44'19" East, 990.90 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 62°51'12" East, 1183.15 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly margin of Farm to Market Road 350, the easterly line of said 192 acre tract for the easterly northeast corner of the herein described 76.129 acre tract;

THENCE South 33°55'39" East, 83.02 feet, with the southwesterly margin of said Farm to Market Road 350, the easterly line of said 192 acre tract, to a 3/4 inch iron rod found in the southwesterly margins of said Farm to Market Road 350, the westerly line of that certain called 1.195 acre tract described in instrument to Jonell Stringer, recorded in Volume 2612, Page 601, O.P.R.P.C.T., being the easterly corner of the herein described 76.129 acre tract;

THENCE South 03°06'27" East, 1347.17 feet, with the westerly line of said 1.195 acre tract and that certain called 8.20 acre tract described in instrument to Lori D. Lowrie and Richard L. Weiss, recorded in Volume 1725, Page 352, O.P.R.P.C.T., the easterly line of said 192 acre tract, to a 4 inch by 4 inch concrete monument found in the northerly line of said 30.000 acre tract, for the common southerly corner of said 192 acre tract and said 8.20 acre tract, being the southeasterly corner of the herein described 76.129 acre tract;

THENCE South 86°31'07" West, 2307.53 feet, with the common line between said 192 acre tract and said 30.000 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 76.129 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 22, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 19409.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

February 3, 2026
Date

