



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 2
17.129 ACRES
IN THE GILBERT RAGAN SURVEY, ABSTRACT NUMBER 331
MARION COUNTY, TEXAS

BEING a 17.129 acre tract of land situated in the Gilbert Ragan Survey, Abstract Number 331, Abstract Number 186, Marion County, Texas, being a portion of that certain tract described in instrument to Avinger Timber Co., Limited (Avinger tract), further described as a called 100 acre tract in Volume 560, Page 78 of the Deed Records of Marion County, Texas (D.R.M.C.T.), recorded in Volume 655, Page 782 of the Official Public Records of Marion County, Texas (O.P.R.M.C.T.), said 17.129 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Ragan Survey and Robert B. Fowler Survey, Abstract Number 133, in the westerly line of that certain called 23.6905 acre tract, recorded in Volume 588, Page 764, D.R.M.C.T., for the common easterly corner of said Avinger tract and the apparent remainder of that certain called 45 acre tract described in instrument to Charles F. Campbell and Ida M. Williams Lowe, recorded in Volume 588, Page 458, D.R.M.C.T., being the southeasterly corner of the herein described 17.129 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 7,013,221.35, E: 3,167,944.78**, North Central Zone (4202), grid measurements;

THENCE South $87^{\circ}45'36''$ West, 927.76 feet, with the apparent common line between said Ragan Survey and said Fowler Survey, the common line between said Avinger tract and the apparent remainder of said 45 acre tract, to a calculated point in the approximate centerline of Avinger Cut Off, in the northerly line of that certain called 27.474 acre tract described in instrument to Adrian Williams and Vicki Williams, recorded in Volume 1049, Page 401, O.P.R.M.C.T., being the southwesterly corner of the herein described 17.129 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said Ragan Survey, for the common northerly corner of said Holloway Survey and said Fowler Survey, in the southerly line of said Avinger tract, for the common northerly corner of said 27.474 acre tract and that certain called 7.00 acre tract described in instrument to Avinger Timber Co., Limited, recorded in Volume 597, Page 784, O.P.R.M.C.T., bears, South $87^{\circ}45'36''$ West, 1526.29 feet;

THENCE with the approximate centerline of said Avinger Cut Off, severing over and across said Avinger tract, the following eight (8) courses and distances:

1. North $18^{\circ}43'35''$ East, 82.61 feet, to a calculated point for corner;
2. North $30^{\circ}19'20''$ East, 224.51 feet, to a calculated point for corner;
3. North $23^{\circ}28'54''$ East, 224.69 feet, to a calculated point for corner;
4. North $13^{\circ}33'23''$ East, 229.17 feet, to a calculated point for corner;
5. North $17^{\circ}10'49''$ East, 198.37 feet, to a calculated point for corner;
6. North $40^{\circ}50'48''$ East, 164.84 feet, to a calculated point for corner;
7. North $52^{\circ}05'31''$ East, 228.23 feet, to a calculated point for corner;

8. North 35°54'26" East, 73.58 feet, to a calculated point in the southerly line of that certain called 100 acre tract described as "Tract No. 128" in instrument to Texarkana Timber, LLC., recorded in Volume 935, Page 677, O.P.R.M.C.T., being the northwesterly corner of the herein described 17.129 acre tract, from which a 1/2 inch iron rod set in the apparent common line between said Ragan Survey and David Burton Survey, Abstract Number 432, in the easterly line of that certain called 50 acre tract described in instrument to Roger De Undrea Jackson, recorded in Volume 856, Page 494, O.P.R.M.C.T., for the common westerly corner of said Avinger tract and said 100 acre tract bears, South 87°45'35" West, 3520.15 feet;

THENCE North 87°45'35" East, 205.13 feet, with the common line between said Avinger tract and said 100 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Ragan Survey and said Fowler Survey, in the westerly line of that certain called 68.642 acre tract described in instrument to Austin Gossett, recorded in Volume 1038, Page 680, O.P.R.M.C.T., for the common easterly corner of said Avinger tract and said 100 acre tract, being the northeasterly corner of the herein described 17.129 acre tract, from which a 60d nail found for reference bears, North 02°22'50" West, 2652.86 feet;

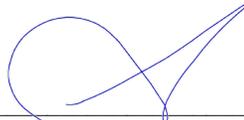
THENCE South 02°22'50" East, with the common line between said Avinger tract, said 68.642 acre tract, and said 23.6905 acre tract, at a distance of 560.30 feet, pass a 1/2 inch iron rod with cap found for the common westerly corner of said 68.642 acre tract and said 23.6905 acre tract, in all, a total distance of 1187.71 feet, to the **POINT OF BEGINNING** and containing a computed area of 17.129 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 10, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 31749_TR2.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

April 13, 2023
Date





Thomas A. McIntyre
R.P.L.S. No. 6921