



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 5

4.900 ACRES

IN THE B.B.B.&C. RR. CO SURVEY, ABSTRACT NUMBER 988 TYLER COUNTY, TEXAS

BEING a 4.900 acre tract situated in the B.B.B.&C. RR. Co. Survey, Abstract Number 988, Tyler County, Texas, being a portion of that certain called 38.029 acre tract described in instrument to Southwood Timberlands Corporation, recorded in Volume 1258, Page 455 of the Official Records of Tyler County, Texas (O.R.T.C.T.), said 4.900 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod with cap stamped "TPS 100834-00" found in the westerly margin of said County Road 1550, for the common easterly corner of said 38.029 acre tract and that certain called 1.52 acre tract described in instrument to Carole Eagleson, recorded in Volume 587, Page 661, O.R.T.C.T., and the herein described 4.900 acre tract, from which a 3 inch by 3 inch concrete monument found for reference bears, North 49°31'50" East, 7.30 feet, and a 60d nail found for reference bears, North 78°19'54" East, 29.71 feet;

THENCE South 85°28'46" West, with the common line between said 38.029 acre tract and said 1.52 acre tract, at a distance of 420.97 feet, pass a 3/8 inch iron rod (bent) found for reference, thence continuing with the southerly margin of County Road 1520 (CR 1520), common to the northerly line of said 38.029 acre tract, in all, a total distance of 847.78 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for **POINT OF BEGINNING**, being the the northeasterly corner of the herein described 4.900 acre tract,

THENCE severing, over and across said 38.029 acre tract, the following three (3) courses and distances:

1. South 04°30'45" East, 803.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 84°27'26" West, 265.03 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 03°41'20" West, 808.16 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of Country Road 1520 (CR 1520) the northerly line of said 38.029 acre tract, being the northwesterly corner of the herein described 4.900 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common northerly corner of said 38.029 acre tract and that certain called 8.625 acre tract described in instrument to James Matlock and Mandy Matlock, recorded in Volume 1186, Page 14, O.R.T.C.T., bears South 85°28'46" West, 588.42 feet;

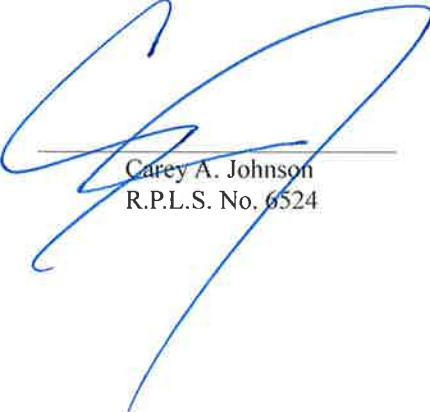
THENCE North 85°28'46" East, 264.91 feet with the southerly margin of said CR 1520, the northerly line of said 38.029 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 4.900 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 28, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-348.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

July 28, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524