



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
89.000 ACRES
IN THE WESLEY W. HANKS SURVEY, ABSTRACT NUMBER 348
TYLER COUNTY, TEXAS

BEING a 89.000 acre tract of land situated in the Wesley W. Hanks Survey, Abstract Number 348, Tyler County, Texas, being a portion of that certain called 729.86 acre tract described as "MO 2054" in instrument to Gellhorn Timber, LLC., recorded in Volume 1290, Page 391, of the Official Public Records of Tyler County, Texas (O.P.R.T.C.T.), said 89.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pinched pipe found in the southerly margin of Farm to Market Road 1746, for the common northerly corner of said 729.86 acre tract and that certain called 1.00 acre tract described in instrument to Marlin Sue Kolbeck, et al, recorded in Volume 1168, Page 183, O.P.R.T.C.T., being the northwesterly corner of the herein described 89.000 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,303,942.40, E: 4,225,051.99**, Central Zone, (4203), grid measurements;

THENCE North 81°39'55" East, 471.99 feet, with the southerly margin of said Farm to Market Road 1746, the northerly line of said 729.86 acre tract, to a 1/2 inch iron rod found for the common northerly corner of said 729.86 acre tract and that certain tract shown to be owned by Freddie Mae Rebecca Nolen (Nolen Tract) per Tyler County Appraisal District Identification Number (T.C.A.D. Id. No.) 62236, being the northeasterly corner of the herein described 89.000 acre tract;

THENCE South 24°25'37" East, 342.85 feet, with the southwesterly line of said Nolen Tract and that certain tract shown to be owned by Ed Nolen Estate (Ed Tract) per T.C.A.D. Id. No. 62235, common to the northeasterly line of said 729.86 acre tract, generally, along and with a painted tree line, to a 2 inch iron pinched pipe found for a common corner of said 729.86 acre tract and said Ed Tract, being an angle point in the northeasterly line of the herein described 89.000 acre tract;

THENCE South 43°53'58" East, 476.45 feet, with the southwesterly line of said Ed tract and that certain tract shown to be owned by Rachel Lazenby Heirs (Lazenby Tract), common to a northeasterly line of said 729.86 acre tract, generally, along and with a painted tree line, to a 2 inch iron pinched pipe found for a common corner of said 729.86 acre tract, said Lazenby Tract, and that certain called 5.00 acre tract described in instrument to Ronald T. Loving and Debra C. Loving, recorded in Volume 812, Page 473, of the Deed Records of Tyler County, Texas (D.R.T.C.T.), being an easterly corner of the herein described 89.000 acre tract;

THENCE with the common line between said 729.86 acre tract and said 5.00 acre tract, generally, along and with a painted tree line, the following two (2) courses and distances:

1. South 30°10'11" West, 304.60 feet, to a 2 inch iron pinched pipe found for corner;
2. South 48°52'43" East, 296.71 feet, to a 1/2 inch iron rod found for an angle point in a northeasterly line of the herein described 89.000 acre tract;

THENCE South 41°26'29" East, 375.72 feet, with the southwesterly line of said 5.00 acre tract and that certain tract shown to be owned by Ronnie Loving (Loving Tract) per T.C.A.D. Id. No. 21428, common to the northeasterly line of said 729.86 acre tract, generally, along and with a painted tree line, to a 1/2 inch iron rod found for an angle point in a northeasterly line of the herein described 89.000 acre tract;

THENCE with the common line between said 729.86 acre tract and said Loving Tract, the following two (2) courses and distances:

1. South 75°43'42" East, 773.34 feet, to a 2 inch iron pinched pipe found for corner;
2. South 02°43'57" East, 58.88 feet, to a 1 inch iron pipe found for the common corner of said 729.86 acre tract, said Loving Tract, and that certain tract shown to be owned by Mrs. Virginia Lee (Lee Tract) per T.C.A.D. Id. No. 21482, being an angle point in the easterly line of the herein described 89.000 acre tract;

THENCE South 03°37'15" East, 1385.58 feet, with the common line between said 729.86 acre tract and said Lee Tract, to a 2 inch iron pinched pipe found in the apparent survey line between said Hanks Survey and the William G. Wood Survey, Abstract Number 677, in the northerly line of that certain called 983 acres now or formerly described as "Tracts MO 2024 and MO 2104", in instrument to 730 Texas Timberlands II, Ltd., recorded in Volume 823, Page 182, D.R.T.C.T., for the common southerly corner of said 729.86 acre tract and said Lee Tract, being the southeasterly corner of the herein described 89.000 acre tract;

THENCE with the apparent common line between said Hanks Survey and said Wood Survey, the common line between said 729.86 acre tract and said 983 acre tract, the following two (2) courses and distances:

1. South 86°30'47" West, 1112.73 feet, to a 1/2 inch iron rod found for corner;
2. North 83°26'33" West, 569.75 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 89.000 acre tract, from which a 1 inch iron pipe found for reference bears, North 83°26'33" West, 1669.88 feet;

THENCE North 08°33'30" West, 2711.23 feet, severing, over and across said 729.86 acre tract, to a 1 inch iron rod found for the common southerly corner of said 729.86 acre tract and said 1.00 acre tract, being an angle point in the westerly line of the herein described 89.000 acre tract;

THENCE North 03°38'25" West, 281.59 feet, with the common line between said 729.86 acre tract and said 1.00 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 89.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 28, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 24179.

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

October 17, 2023
Date



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