



# 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 11**  
**11.801 ACRES**  
**IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661**  
**POLK COUNTY, TEXAS**

BEING a 11.801 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.801 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 common line between said 640 acre tract and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., for the northwesterly corner of the herein described 11.801 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and said 26.00 acre tract, bears South 66°35'46" West, 1604.75 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,311,415.49, E: 3,974,599.70, Central Zone, grid measurements;

THENCE North 66°35'46" East, with the common line between said "Tract A15" and said 26.000 acre tract, at a distance of 72.74 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common easterly corner of said "Tract A15" and said 26.000 acre tract, thence, severing, over and across said "Tract A15", in all, a total distance of 421.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 11.801 acre tract;

THENCE South 24°28'19" East, continuing, over and across said "Tract A15", at a distance of 1097.72 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of Sugar Hill Road, in all, a total distance of 1127.72 feet, to a calculated point for in the centerline of said Sugar Hill Road, in the southerly line of said "Tract A15", for the southeasterly corner of the herein described 11.801 acre tract;

THENCE with the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", the following four (4) courses and distances:

1. South 44°18'25" West, 58.31 feet, to a calculated point for corner;
2. South 42°00'55" West, 320.49 feet, to a calculated point for corner;
3. South 41°24'29" West, 76.48 feet, to a calculated point for corner;
4. South 47°12'11" West, 3.15 feet, to a calculated point for the southwesterly corner of the herein described 11.801 acre tract;


THENCE North 24°28'19" West, continuing, over and across said "Tract A15", at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said Sugar Hill Road, in all, a total distance of 1316.78 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.801 acres of land within this Field Note Description.

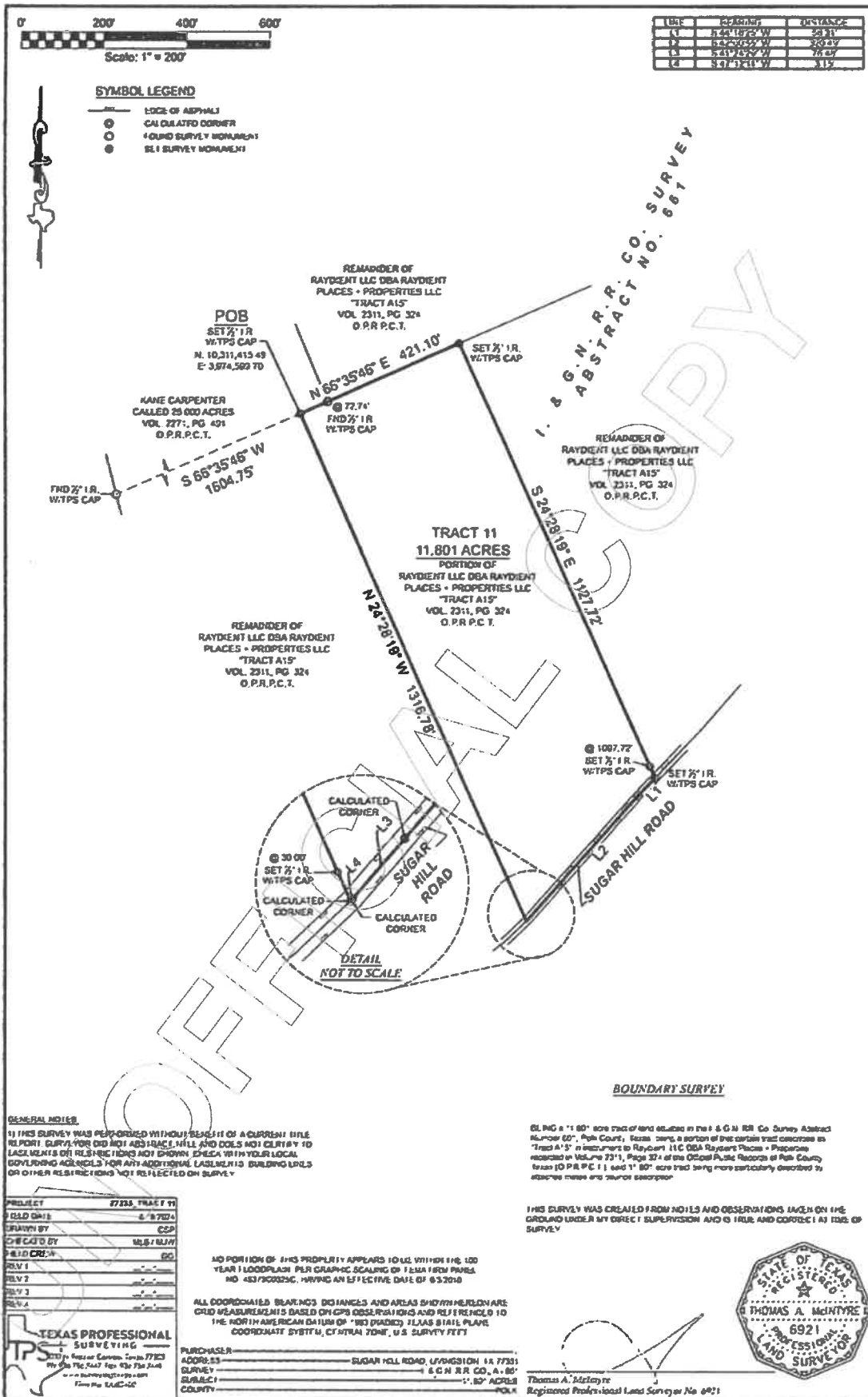
This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

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

August 28, 2024  
Date



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



LINE	BEARING	DISTANCE
1	N 65°35'46\"/>	

**SYMBOL LEGEND**

- EDGE OF ASPHALT
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



**GENERAL NOTES**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ASSESS RISES AND DOES NOT CLERK TO EASEMENTS OR RESTRICTIONS NOT SHOWN HEREIN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING ORDS OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING a 11.801 acre tract of land situated in the I & G N R R Co. Survey Abstract Number 681, Polk County, Texas, being a portion of the certain tract described as "Tract A15" in instrument to Raymond LLC DBA Raymond Places - Properties LLC recorded in Volume 731, Page 324 of the Official Public Records of Polk County Texas (O.P.R.C.T.) and 11.801 acre tract being more particularly described by abstract maps and survey description.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND CORRECTED BY THIS SURVEY.

PROJECT	77235 TRACT 11
FIELD DATE	6/8/2024
DRAWN BY	CSP
CHECKED BY	MSB/MLW
FIELD CHECK	BC
REV 1	
REV 2	
REV 3	
REV 4	

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48370C022C, HAVING AN EFFECTIVE DATE OF 6/3/2010.

ALL COORDINATED BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCE TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2D AS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

**TEXAS PROFESSIONAL SURVEYING**  
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PURCHASER: SUGAR HILL ROAD, LIVINGSTON IS 77551  
 ADDRESS: I & G N R R CO., A-80  
 SURVEY: 11.801 ACRES  
 COUNTY: POLK

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921



**BOUNDARY SURVEY**