



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 8
10.100 ACRES
IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS

BEING a 10.100 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 10.100 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 easterly right-of-way of Farm to Market Road 350 (100 feet wide), in the westerly line of said "Tract A15", for the northwesterly corner of the herein described 10.100 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 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., bears North 21°09'21" West, 818.34 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,310,014.89, E: 3,973,422.32, Central Zone, grid measurements;

THENCE severing, over and across said "Tract A15", the following two (2) courses and distances:

1. North 66°40'41" East, 522.44 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 23°33'45" East, at a distance of 785.81 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 815.81 feet, to a calculated point in the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", for the southeasterly corner of the herein described 10.100 acre tract;

THENCE with the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", the following six (6) courses and distances:

1. South 54°32'17" West, 79.33 feet, to a calculated point for corner;
2. South 57°11'50" West, 100.40 feet, to a calculated point for corner;
3. South 57°54'33" West, 100.46 feet, to a calculated point for corner;
4. South 64°34'38" West, 100.56 feet, to a calculated point for corner;
5. South 69°19'52" West, 99.90 feet, to a calculated point for corner;
6. South 71°25'43" West, 46.27 feet, to a mag nail at the intersection of the centerline of said Sugar Hill Road, with the easterly right-of-way of said Farm to Market Road 350, for the southwesterly corner of said "Tract A15" and the herein described 10.100 acre tract;

THENCE North 23°33'45" West, with the easterly right-of-way of said Farm to Market Road 350, the westerly line of 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 103.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said "Tract A15" and that certain called 0.13 acre tract described as "Second Tract" in instrument to Trustees of the Bethel Baptist Church of Bold Springs, Texas, recorded in Volume 267, Page 777, O.P.R.P.C.T., being an angle point in the westerly line of the herein described 10.100 acre tract;

THENCE with the common line between said "Tract A15" and said easterly remainder of 0.13 acre tract, the following two (2) courses and distances:

1. North 03°11'47" West, 173.47 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°44'51" West, 64.37 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said Farm to Market Road 350, for the common westerly corner of said "Tract A15" and said 0.13 acre tract, being a southwesterly line of the herein described 10.100 acre tract;

THENCE North 23°33'45" West, 571.52 feet, with the easterly right-of-way of said Farm to Market Road 350, the westerly line of said "Tract A15", to the **POINT OF BEGINNING** and containing a computed area of 10.100 acres of land within this Field Note Description.

TOGETHER WITH THE FOLLOWING SIGN EASEMENT:

**FIELD NOTE DESCRIPTION
SIGN EASEMENT
IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS**

BEING a sign easement (easement) 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 easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the easterly right-of-way of Farm to Market Road 350 (100 feet wide), in the westerly line of said "Tract A15", for the northwesterly corner of the herein described easement, 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 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., bears North 22°19'34" West, 1592.53 feet;

THENCE South 66°20'57" East, 110.41 feet, to a calculated point in the northerly edge of Sugar Hill Road, for the southeasterly corner of the herein described easement;

THENCE continuing over and across said "Tract A15", with the northerly edge of Sugar Hill Road the following three (3) courses and distances:

1. South 70°22'48" West, 28.29 feet, to a calculated point for corner;
2. South 71°25'43" West, 46.08 feet, to a calculated point for corner;

3. South $71^{\circ}25'43''$ West, 0.87 feet, to a calculated point easterly right-of-way of Farm to Market Road 350, the westerly line of said "Tract A15", for the southwesterly corner of the herein described easement


THENCE North $23^{\circ}33'45''$ West, 75.00 feet, with easterly right-of-way of Farm to Market Road 350, the westerly line of said "Tract A15", to the **POINT OF BEGINNING** and containing a computed area of 0.065 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.

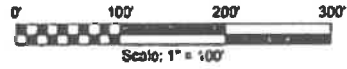
All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

September 18, 2024
Date



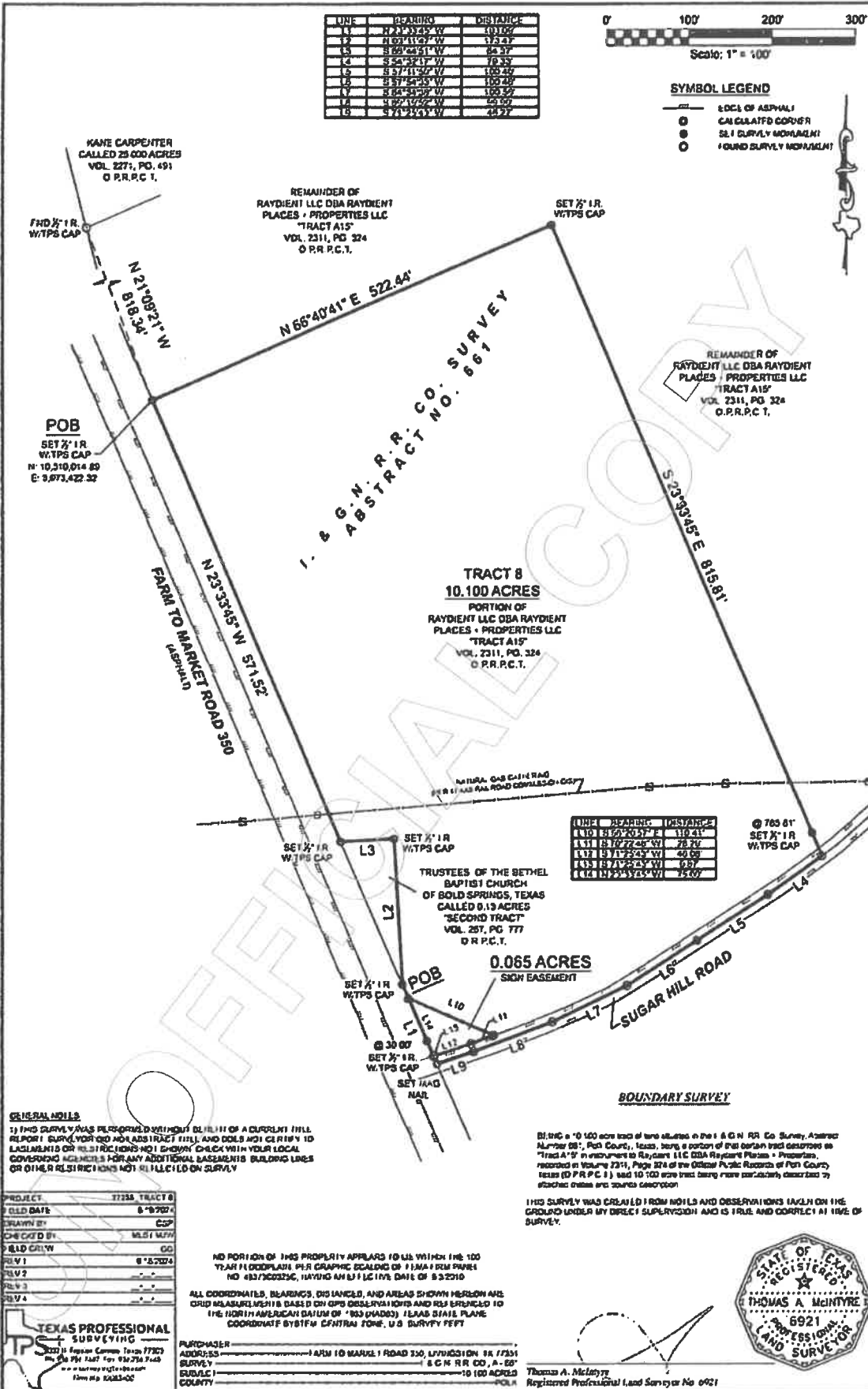

Thomas A. McIntyre
R.P.L.S. No. 6921

LINE	BEARING	DISTANCE
L1	N 21°09'31" W	113.00
L2	N 03°11'00" W	113.00
L3	S 89°44'51" W	84.37
L4	S 54°32'17" W	78.37
L5	S 57°11'20" W	100.49
L6	S 57°54'33" W	100.49
L7	S 64°33'59" W	123.32
L8	S 65°14'22" W	62.00
L9	S 71°25'11" W	48.27



SYMBOL LEGEND

- EDGE OF ASPHALT
- CALCULATED CORNER
- SET 1/4" IR SURVEY MONUMENT
- FOUND SURVEY MONUMENT



LINE	BEARING	DISTANCE
L10	S 17°25'27" E	110.41
L11	S 17°25'27" E	78.20
L12	S 17°25'27" W	60.00
L13	S 17°25'27" W	10.87
L14	N 72°51'25" W	15.00

GENERAL NOTES

1) THIS SURVEY WAS PLANNED AND CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.C.T.) AND HAS FOUND NO OTHER RECORDS THAT AFFECT THIS SURVEY.

THIS SURVEY WAS CONDUCTED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT THE TIME OF SURVEY.

PROJECT	77338 TRACT 8
FIELD DATE	8/5/2024
DRAWN BY	CCP
CHECKED BY	MLST/MWH
FIELD CADD	GO
REV 1	8/5/2024
REV 2	
REV 3	
REV 4	

NO PORTION OF THIS PROPERTY APPLIES TO US WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48376C0226, HAVING AN ELEVATION DATE OF 8/5/2010

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REDUCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) LEAST SQUARE PLANE COORDINATE SYSTEM CENTRAL ZONE, U.S. SURVEY FEET

PURCHASER: FARM TO MARKET ROAD 350, LIVINGSTON TX 77351
 ADDRESS: FARM TO MARKET ROAD 350, LIVINGSTON TX 77351
 SURVEY: 10.100 ACRES
 COUNTY: POLK

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

