



BENT PINE SURVEYING, INC
10507 WATERWALL LANE
TEXAS CITY, TX 77591
FIRM # 10194326
903-569-1776



Bent Pine Surveying, Inc.
Job # 2502024
Field Notes for Land Pearl Ventures, LLC
12.8781 Acres
E. W. Hockett Survey A-25
Rusk County, Texas

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the E.W. Hockett Survey A-25, Rusk County, Texas, and also being all of that certain called 12.8829 acre tract of land that is described in an Instrument from Joy Gray to Sandra Lynn Morris and Colin Andrew Lee Morris that is recorded in Vol 2041 Pg 83 of the Deed Records of Rusk County, Texas, and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

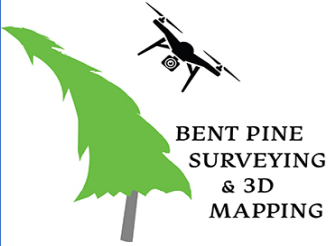
Beginning at a 3/8 Inch Iron Rod found for corner at the S.E.C. of said tract and the S.W.C. of a called 12.821 acre to Gray (Vol 1170 Pg 83) and in paving of CR 4811;

Thence South 88 Degrees 25 Minutes 25 Seconds West, along said Road and the S.B.L. of said tract for a distance of 605.08 feet to a 1/2 Inch Iron Rod found for corner on the S.W. Side of said Road;

Thence North 01 Degrees 29 Minutes 09 Seconds West, along the W.B.L. of said tract and the E.B.L. of a called 103.04 acres for a distance of 923.79 feet to a Buggy Axle found for corner at the N.W.C. of said tract;

Thence North 87 Degrees 45 Minutes 21 Seconds East, along the N.B.L. of said tract and the S.B.L. of a called 13.819 acres (Vol 2407 Pg 548) for a distance of 604.85 feet to a 3/8 Inch Iron Rod in the base of a tree at the N.E.C. of said tract;

Thence South 01 Degrees 30 Minutes 10 Seconds East, along the E.B.L. of said tract and the W.B.L. of a called 12.794 acres (Vol 2621 PG 337) and said called 12.821 acres, at 465.68 feet pass a 1/2 Inch Iron Rod found, at 910.82 feet pass a 1/2 Inch Iron Rod and continue for a total distance of 930.84 feet to the place of beginning containing **12.8781 acres** of which 0.4216 acres lies in the R.O.W. of said road.



BENT PINE SURVEYING, INC
10507 WATERWALL LANE
TEXAS CITY, TX 77591
FIRM # 10194326
903-569-1776



Page 2 of 2
Field Notes for Land Pearl Ventures, LLC cont'd

Bearing Source: TX NC NAD83
PLAT PREPARED OF EVEN DATE.

I, **RUBEN GREGG SAXON**, Registered Professional Land Surveyor No. 5669, do hereby certify to Land Pearl Ventures, LLC that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of March 2025.

GIVEN UNDER MY HAND AND SEAL, this the 7th day of March 2025.

Ruben Gregg Saxon, R.P.L.S. No. 5669

