



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

14.408 ACRES

IN THE I. & G.N. RR. Co. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS

BEING a 14.408 acre tract situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56.700 acre tract, described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 14.408 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700 acre tract and that certain called 1.85 acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, LP., being the southerly southeast corner of the herein described 14.408 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of N: 10,308,881.75, E: 3,973,409.19, Texas Central Zone, (4203), grid measurements

THENCE South 86°40'53" West, 491.64 feet, with the apparent common line between said I. & G.N. RR. Co. Survey, and said Marsh League, the common line between said 56.700 acre tract and said 28.66 acre tract, to a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found, for the common corner of said 56.700 acre tract, said 28.66 acre tract and that certain called 22-2/10 acre tract, described as "Tract A24", in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 1874, Page 330, O.P.R.P.C.T., being an angle point in the southerly line of the herein described 14.408 acre tract;

THENCE South 86°40'47" West, 456.30 feet, with the apparent common line between said I. & G.N. RR. Co. Survey, and said Marsh League, the common line between said 56.700 acre tract and said 22-2/10 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 56.700 acre tract and the remainder of that certain called 640 acre tract described as "Tract A15" in instrument to Rayonier Forest Resources, LP, recorded in Volume 2057, Page 624, O.P.R.P.C.T., being the southwesterly corner of the herein described 14.408 acre tract;

THENCE North 06°29'43" West, 729.99 feet, with the common line between said 56.700 acre tract and said remainder 640 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, being the northwesterly corner of the herein described 14.408 acre tract;

THENCE North 83°30'17" East, 1088.06 feet, severing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), the easterly line of said 56.700 acre tract, being the northeasterly corner of the herein described 14.408 acre tract;

THENCE South 23°33'45" East, 212.09 feet, with said westerly right-of-way of FM 350, the easterly line of said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for the common easterly corner of said 56.700 acre tract that westerly remainder of that certain called 3 acre tract described in instrument to Bold Springs Baptist Church, recorded in Volume 3, Page 136 of the Deed Records of Polk County, Texas (D.R.P.C.T.), being the easterly southeast corner of the herein described 14.408 acre tract;

THENCE South 86°09'27" West, 83.17 feet, with the northerly line of said westerly remainder of 3 acre tract and that certain called 1.75 acre tract described as "Tract 2", in instrument to Bold Springs Cemetery Association, recorded in Volume 700, Page 767, O.R.P.C.T.), common to a southerly line of said 56.700 acre tract, to a chain link fence corner post found for a common corner of said 56.700 acre tract and said 1.75 acre tract, being an angle point in a southerly line of the herein described 14.408 acre tract;

THENCE with the common line between said 56.700 acre tract and said 1.75 acre tract, the following two (2) courses and distances:

1. South 86°01'07" West, 128.92 feet, to a 1 inch iron rod found for corner;
2. South 85°59'14" West, 50.76 feet, to a chain link fence corner post found for the common corner of said 56.700 acre tract, said 1.75 acre tract and that certain called 1.66 acre tract, described as "Tract 3", in said instrument to Bold Springs Cemetery Association, being an angle point a southerly line of said 14.408 acre tract;

THENCE South 83°50'08" West, with the common line between said 56.700 acre tract and said 1.66 acre tract, at a distance of 167.70 feet, pass a chain link fence corner post found for the common northerly corner of said 56.700 acre tract and said 1.66 acre tract, thence continuing over and across said 56.700 acre tract, in all, a total distance of 292.68 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 14.408 acre tract;

THENCE South 11°45'47" East, 354.32 feet, continuing over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 14.408 acre tract;

THENCE North 86°39'44" East, continuing over and across said 56.700 acre tract, at a distance of 70.00 feet, pass a 5/8 inch iron rod found for the common southerly corner of said 56.700 acre tract and said 1.66 acre tract, thence continuing with the common line between said 56.700 acre tract and said 1.66 acre tract, in all, a total distance of 304.96 feet, to a chain link fence corner post found for the common corner of said 56.700 acre tract, said 1.66 acre tract, said 1.75 acre tract, westerly remainder of 3 acre tract, and said 1.85 acre "Save and Except" tract, being a northeasterly corner of the herein described 14.408 acre tract;

2024-2574-902

THENCE South $10^{\circ}11'06''$ East, 224.00 feet, with the common line between said 56.700 acre tract and said 1.85 acre "Save and Except" tract, to the **POINT OF BEGINNING** and containing a computed area of 14.408 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

