



# 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 I

10.100 ACRES

IN THE I. & G.N. RR. Co. SURVEY, ABSTRACT NUMBER 661  
 AND IN THE HENRY HOUSTON SURVEY, ABSTRACT NUMBER 326  
 POLK COUNTY, TEXAS

BEING a 10.100 acre tract situated in the Henry Houston Survey, Abstract Number 326 and 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 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 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 southeasterly corner of the herein described 10.100 acre tract, from which 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, L.P., recorded in Volume 1874, Page 330, O.P.R.P.C.T., bears South 12°00'29" East, 2357.21 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,311,187.38, E: 3,972,918.78, Central Zone, grid measurements.

THENCE South 84°19'38" West, 720.11 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 common line between said 56.700 acre tract and the remainder of that certain called 640 acre tract described as "Tract A 15" in instrument to Rayonier Forest Resources, L.P., recorded in Volume 2057, Page 624, O.P.R.P.C.T., for the southwesterly corner of the herein described 10.100 acre tract;

THENCE North 06°29'43" West, 721.28 feet, with the easterly line of said remainder of 640 acre tract and the remainder of that certain called 160 acre tract described as "Tract A 11-1" in said instrument to Rayonier Forest Resources, L.P. common to the westerly line of said 56.700 acre tract, at a distance of 691.28 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference, in the southerly margin of Ray Marsh Road, in all, a total distance of 721.28 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of said Ray Marsh Road, the southerly line of that certain called 61.672 acre tract described in instrument to Thomas L. Knouse and Danu L. Knouse, recorded in Volume 1903, Page 549, O.P.R.P.C.T., for the common northerly corner of said 56.700 acre tract and said remainder of 160 acre tract, being the northwesterly corner of the herein described 10.100 acre tract;

THENCE with the centerline of said Ray Marsh Road, the common line between said 56.700 acre tract and said 61.672 acre tract the following seven (7) courses and distance:

1. South 86°01'06" East, 64.13 feet, to a calculated point for corner;
2. South 88°57'08" East, 83.44 feet, to a calculated point for corner;
3. South 89°42'23" East, 173.03 feet, to a calculated point for corner;
4. South 87°34'35" East, 58.88 feet, to a calculated point for corner;
5. South 85°22'23" East, 49.10 feet, to a calculated point for corner;
6. South 83°44'17" East, 85.44 feet, to a calculated point for corner;
7. South 81°53'46" East, 29.63 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at the intersection of the centerline of said Ray Marsh Road, with the westerly right-of-way of said FM 350, for the common easterly corner of said 56.700 acre tract and said 61.672 acre tract, being northeasterly corner of the herein described 10.100 acre tract;

THENCE with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract, the following three (3) courses and distances:

1. South 29°51'18" East, 162.47 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;
2. Southeastery 372.43 feet, with the arc of said curve to the right, having a radius of 1382.39 feet, a central angle of 15°26'10", and a chord that bears South 22°13'37" East, 371.30 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the end of a curve;
3. South 14°22'57" East, 138.36 feet, 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  
AND IN THE HENRY HOUSTON SURVEY, ABSTRACT NUMBER 326  
POLK COUNTY, TEXAS**

BEING a sign easement (easement) situated in the Henry Houston Survey, Abstract Number 326 and 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 easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a calculated point 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 southeasterly corner of the herein described easement, from which 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., recorded in Volume 1874, Page 350, O.P.R.P.C.T., bears South 13°51'16" East, 2933.58 feet

THENCE North 59°36'28" West, 151.13 feet to a calculated point in the southerly edge of Ray Marsh Road for the northwesterly corner of the herein described easement;

THENCE continuing over and across said 56.700 acre tract, with the southerly edge of Ray Marsh Road, the following two (2) courses and distances:

1. South 83°44'17" East, 56.46 feet, to a calculated point for corner;
2. South 81°53'46" East, 37.27 feet, to a calculated point in the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract for the northeasterly corner of the herein described easement;

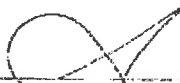
THENCE South 29°51'18" East, 75.00 feet, with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract to the POINT OF BEGINNING and containing a computed area of 0.065 acres within this Field Note Description.

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.

October 11, 2024  
Date



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

### Exhibit B Tract Survey Depictions

