



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 176.527 ACRES IN THE WILLIAM PACE SURVEY, ABSTRACT NUMBER 60 POLK COUNTY, TEXAS

BEING a 176.527 acre tract of land situated in the William Pace Survey, Abstract Number 60, Polk County, Texas, being a portion of that certain called 700.579 (Net) acre tract described in instrument to Gemini77 Land, LLC, (Gemini77 Tract), recorded in Volume 2297, Page 709, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 176.527 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a railroad iron found in the apparent common line between said Pace Survey and the Isaiah S. Fields Survey, Abstract Number 240, in the westerly margin of the H. E. & W. T. Railroad, for the common easterly corner of said Gemini77 Tract and that certain called 17.411 acre tract described as "Parcel Two" in instrument to Guadalupe Villasenor, recorded in Volume 2137, Page 34, O.P.R.P.C.T., being the northeasterly corner of the herein described 176.527 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,235,108.07, E: 3,989,574.00**, Central Zone (4203), grid measurements;

THENCE with the westerly margin of said H. E. & W. T. Railroad, common to easterly line of said Gemini77 Tract, the following four (4) courses and distances:

1. South 05°41'24" West, 3491.38 feet, to a fence angle found for the beginning of a non-tangent curve to the left;
2. Southeasterly, 835.51 feet, with the arc of said curve to the left, having a radius of 3637.76 feet, a central angle of 13°09'34", and a chord that bears South 02°11'52" East, 833.67 feet, to a fence angle found for the end of said curve;
3. South 06°41'28" East, 1,202.40 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 06°42'50" East, at a distance of 1368.57 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference, in all, a total distance of 1,398.57 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of an existing field road, being the southerly southeast corner of the herein described 176.527 acre tract;

THENCE North 87°20'43" West, 50.68 feet, severing, over and across said Gemini77 Tract, with the centerline of said field road, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly southwest corner of the herein described 176.527 acre tract;

THENCE North 06°43'19" West, continuing over and across said Gemini77 Tract, at a distance of 712.23 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference, in all, a total distance of 742.23 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said Gemini77 Tract and that certain called 10 acre tract, described in instrument to City of Goodrich, recorded in Volume 577, Page 352, O.P.R.P.C.T., for an angle point in a westerly line of the herein described 176.527 acre tract;

THENCE North 06°43'12" West, 650.99 feet, with a common line between said Gemini77 Tract and said 10 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of said 10 acre tract, an interior corner of said Gemini77 Tract the herein described 176.527 acre tract;

THENCE South 86°26'40" West, 1,322.49 feet, with the northerly line between said 10 acre tract and that certain called 10 acre tract described as "Save & Except", recorded in Volume 1775, Page 1, O.P.R.P.C.T., common to a southerly line of said Gemini77 Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common northerly corner of said Gemini77 Tract and said Save And Except 10 acre tract, being the westerly southwest corner of the herein described 176.527 acre tract;

THENCE North 16°16'57" West, continuing over and across said Gemini77 Tract, at a distance of 3,508.93 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly high bank of Long King Creek, for reference, in all, a total distance of 3,608.93 feet, to a calculated point in the centerline of Long King Creek, being the westerly northwest corner of the herein described 176.527 acre tract;

THENCE with the centerline of said Long King Creek, continuing over and across said Gemini77 Tract, the following eleven (11) courses and distances:

1. North 67°08'30" East, 313.09 feet, to a calculated point for corner;
2. South 73°40'11" East, 172.74 feet, to a calculated point for corner;
3. South 59°12'27" East, 181.20 feet, to a calculated point for corner;
4. South 74°11'05" East, 201.62 feet, to a calculated point for corner;
5. South 75°09'41" East, 184.81 feet, to a calculated point for corner;
6. South 78°34'40" East, 290.00 feet, to a calculated point for corner;
7. North 74°53'05" East, 159.80 feet, to a calculated point for corner;
8. North 59°17'05" East, 163.20 feet, to a calculated point for corner;
9. North 52°01'13" East, 199.76 feet, to a calculated point for corner;
10. North 29°41'28" East, 223.06 feet, to a calculated point for corner;
11. North 08°13'25" West, 85.53 feet, to a calculated point for the southeasterly corner of the certain called 55.049 acre tract, described as "Tract Two" in instrument to Robert C. Willis, recorded in Volume 1253, Page 818, O.P.R.P.C.T., for an angle point in the westerly line of the herein described 176.527 acre tract;

THENCE continuing with the centerline of Long King Creek, the easterly line of said 55.049 acre tract, that certain called 394.98 acre tract, described in instrument to Robert C. Willis, recorded in Volume 1253, Page 826, O.P.R.P.C.T., common to a westerly line of said Gemini77 Tract, the following three (3) courses and distances:

1. North 15°59'40" West, 1,013.66 feet, to a calculated point for corner;
2. North 11°53'04" East, 426.36 feet, to a calculated point for corner;
3. North 27°21'28" East, 395.13 feet, to a calculated point in the apparent common line between said Page Survey and the Robert Dunnam Survey, Abstract Number 874, the common line between said Gemini77 Tract and that called 62.0 acre tract described in instrument to Robert Willis, recorded in Volume 201, Page 110, of the Deed Records of Polk County Texas (D.R.P.C.T.), being the northerly northwest corner of the here in described 176.527 acre tract;

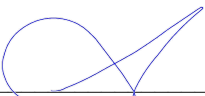
THENCE North 87°29'49" East, with the apparent common line between said Pace Survey and said Dunham Survey, the southerly line of said 62.0 acre tract and said 17.411 acre tract, common to the northerly line of said Gemini77 Tract, at a distance of 150.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference, at a distance of 365.58 feet, pass a 1/2 inch iron rod with cap found for the apparent common southerly corner of said Dunham Survey and said Fields Survey, the common southerly corner of said 62.0 acre tract and said 17.411 acre tract, in all, a total distance of 749.57 feet, to the **POINT OF BEGINNING** and containing a computed area of 176.527 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 7, 2023, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 32972_176.527AC.

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 8, 2025
Date




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