



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 1
10.000 ACRES
IN THE HOLMES BYFIELD SURVEY, ABSTRACT NUMBER 51
SHELBY COUNTY, TEXAS

BEING a 10.000 acre tract of land situated in the Holmes Byfield Survey, Abstract Number 51, Shelby County, Texas, being a portion of that certain called 89.126 acre tract described in instrument to East Texas Hunting Lands LLC and JTG Services, LLC, recorded under Document Number 2022002718, of the Official Public Records of Shelby County, Texas (O.P.R.S.C.T.), said 10.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap found in the southerly margin of County Road 4855, for the common northerly corner of said 89.126 acre tract and that certain called 11.2 acre tract described in instrument to Bill Talk and Becky Talk, recorded in Volume 694, Page 359, of the Deed Records of Shelby County, Texas (D.R.S.C.T.), being the northwesterly corner of the herein described 10.000 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,719,601.47, E: 4,134,759.33**, Texas Central Zone (4203), grid measurements;

THENCE North 86°37'38" East, 443.64 feet, with the southerly margin of said County Road 4855, the southerly line of said 89.126 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly of the herein described 10.000 acre tract, from which a ½ inch iron rod with cap found for reference bears North 86°37'38" East, 955.40 feet;

THENCE severing, over and across said 89.126 acre tract, the following two (2) courses and distances:

1. South 04°23'52" East, 540.12 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 12°59'59" West, 566.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 89.126 acre tract and those certain tracts described in instrument to Randall Ross Graves (Graves tract), recorded in Volume 889, Page 470, O.P.R.S.C.T., for the southeasterly corner of the herein described 10.000 acre tract, from which a ½ inch iron rod found for reference bears North 85°20'25" East, 2958.39 feet;

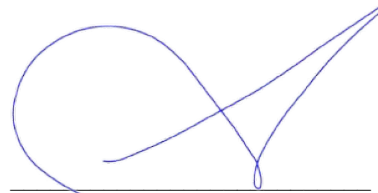
THENCE South 85°20'25" West, 274.09 feet, with the common line between said 89.126 acre tract and said Graves tract, to a 32 inch pine tree fence corner found for a common corner of same, being the southwesterly corner of said 89.126 acre tract and the herein described 10.000 acre tract;

THENCE North 04°23'52" West, 1090.20 feet, with the easterly line of said Graves tract and said 11.2 acre tract, common to the westerly line of said 89.126 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 10.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 13, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project Number 27632 TRACT 1.

Bearings and distances recited herein are based on GPS observations and reference to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

October 25, 2022
Date



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