

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 1 11.000 ACRES IN THE JUAN FALCON SURVEY, ABSTRACT NUMBER 32 POLK COUNTY, TEXAS

BEING a 11.000 acre tract of land situated in the Juan Falcon Survey, Abstract Number 32, Polk County, Texas, being a portion of that certain called 97.386 acre tract in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2352, Page 299 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found at the intersection of the approximate centerline of Jimbo Nettles Road with the southeasterly margin of Cody Road, for the common easterly corner of said 97.386 acre tract and that certain called 17.875 acre tract described in instrument to Charles Hansford Oldner, recorded in Volume 1884, Page 430, O.P.R.P.C.T., being the southeasterly corner of the herein described 11.000 acre tract;

THENCE in a southwesterly direction, with the southerly margin of said Cody Road, the northwesterly line of said 17.875 acre tract, that certain called 29.371 acre tract described in instrument to Charles H. Oldner, recorded in Volume 2150, Page 244, O.P.R.P.C.T., that certain called 32.00 acre tract said Charles H. Oldner, et al, recorded in Volume 2261, Page 859, O.P.R.P.C.T., and that certain called 131.384 acre tract described in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2298, page 488, O.P.R.P.C.T., common to the southeasterly line of said 97.386 acre tract, the following Four (4) courses and distances:

1. South 84°36'00" West, 98.53 feet, to a ½ inch iron rod with cap found for corner;
2. South 72°00'26" West, 141.74 feet, to a 3 inch round concrete monument found for corner;
3. South 72°51'34" West, 225.55 feet, to a ½ inch iron rod with cap found for corner;
4. South 68°51'42" West, 63.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 11.000 acre tract, from which a ½ inch iron rod with cap found for reference bears, South 68°51'42" West, 249.76 feet;

THENCE North 25°34'02" West, severing, over and across said 97.386 acre tract, at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northwesterly margin of said Cody Road, in all, a total distance of 996.11 feet, to a 3 inch iron pipe with disk found for a common corner of said 97.386 acre tract and that certain called 57.70 acre tract described as "Tract One" in instrument to Dorothy Virginia Holcomb, recorded in Volume 1499, Page 869, O.P.R.P.C.T., being the northwesterly corner of the herein described 11.000 acre tract;

THENCE North 42°06'39" East, 304.68 feet, with the common line between said 97.386 acre tract and said 57.70 acre tract, to a 60d nail found in the approximate centerline of said Jimbo Nettles Road for the most easterly north corner of said 97.386 acre tract and the herein described 11.000 acre tract;

THENCE in a southerly direction with the approximate centerline of said Jimbo Nettles Road, the easterly line of said 97.386 acre tract, the following ten (10) courses and distances:

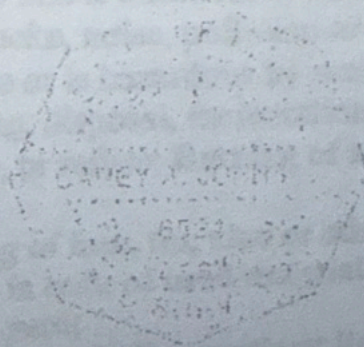
1. South 02°18'10" East, 79.51 feet, to a 60d nail found for corner;
2. South 23°49'20" East, 54.90 feet, to a 60d nail set for corner;
3. South 50°37'01" East, 108.68 feet, to a 60d nail found for corner;
4. South 57°37'59" East, 214.39 feet, to a 60d nail found for corner;
5. South 49°42'47" East, 105.94 feet, to a 60d nail found for corner;
6. South 41°34'25" East, 134.13 feet, to a 60d nail set for corner;
7. South 35°46'34" East, 136.10 feet, to a 60d nail found for corner;
8. South 33°15'45" East, 224.23 feet, to a 60d nail found for corner;
9. South 24°16'06" East, 73.91 feet, to a 60d nail found for corner;
10. South 16°31'51" East, 140.47 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 97.386 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 25, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-471.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

September 28, 2021
Date



 A handwritten signature in black ink, appearing to read "Carey A. Johnson".

Carey A. Johnson
R.P.L.S. No. 6524