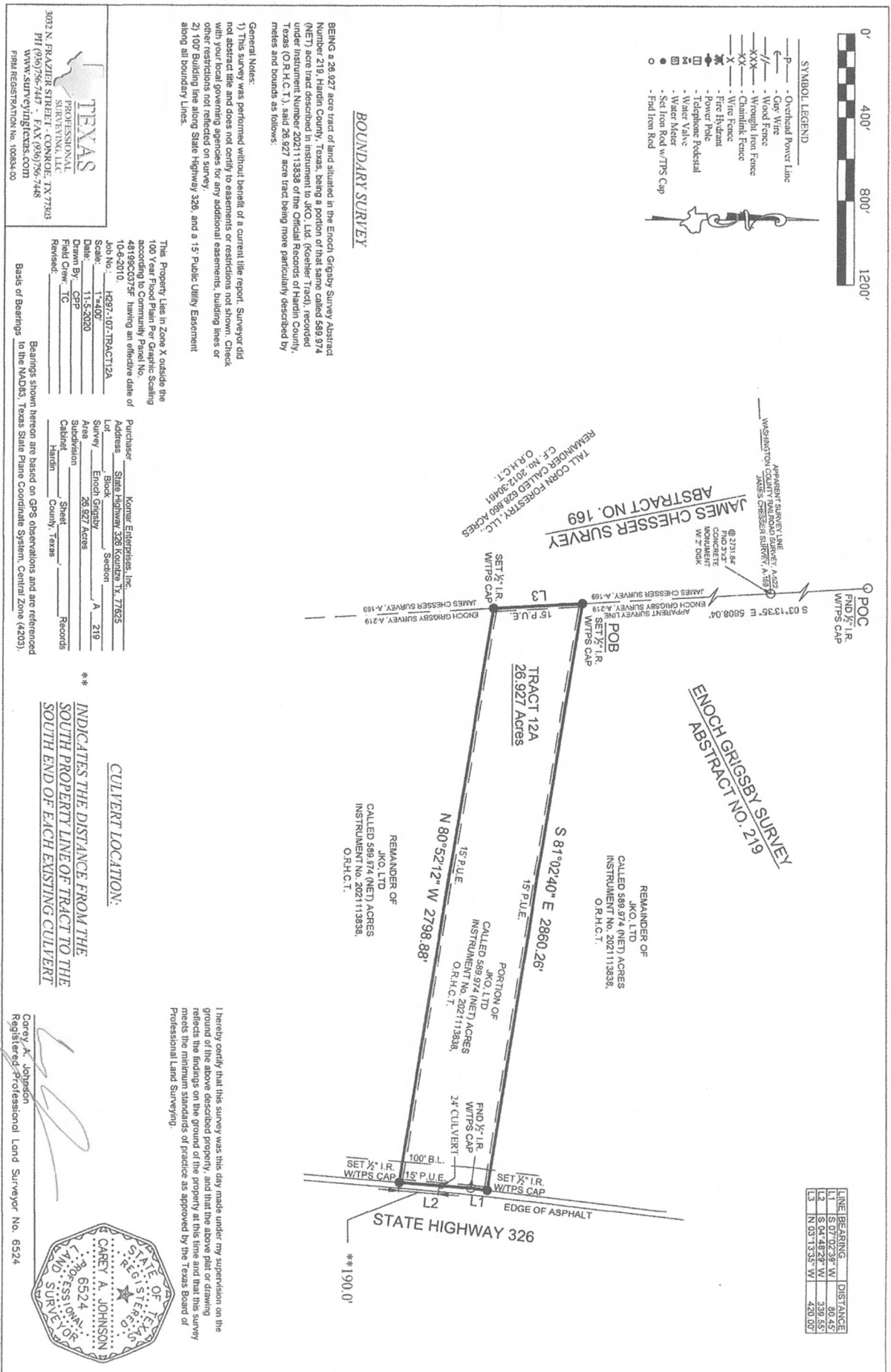




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TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

9870 North Hwy 326, Kountze TX 77625

FIELD NOTE DESCRIPTION

TRACT 12A

26.927 ACRES

IN THE ENOCH GRIGSBY SURVEY, ABSTRACT NUMBER 219
HARDIN COUNTY, TEXAS

BEING a 26.927 acre tract of land situated in the Enoch Grigsby Survey Abstract Number 219, Hardin County, Texas, being a portion of that same called 589.974 (NET) acre tract described in instrument to JKO, Ltd. (Koehler Tract), recorded under Instrument Number 2021113838 of the Official Records of Hardin County, Texas (O.R.H.C.T.), said 26.927 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod with cap stamped "TPS 100834-00" found for an apparent common westerly corner of said Grigsby Survey and the Washington County Railroad Survey, Abstract Number 525, the common westerly corner of said Koehler Tract and that certain called 1,217.615 acre tract described in instrument to Fia Timber and Growth, recorded under Clerk's File Number 201891090, O.R.H.C.T.;

THENCE South 03°13'35" East, along the apparent westerly line of said Grigsby Survey, with the westerly line of said Koehler Tract, at a distance of 2,731.84 feet, pass a 3 inch by 3 inch concrete monument with 2 inch disk found for the apparent common easterly corner of the Washington County Railroad Survey, Abstract No. 522 and the James Chesser Survey, Abstract No. 169, and the northeasterly corner of a called 628.860 acre tract described in instrument to Tall Corn Forestry, LLC., recorded in Clerk's File No. 2012-30461, O.R.H.C.T., in all, a total distance of 5,808.04 feet to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner and **POINT OF BEGINNING** of the herein described 26.927 acre tract;

THENCE South 81°02'40" East, 2,860.26 feet, severing over and across said Koehler Tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of State Highway 326 (SH 326), the easterly line of said Koehler Tract, for the northeasterly corner of the herein described 26.927 acre tract;

THENCE South 07°02'39" West, 80.45 feet, with the easterly line of said Koehler Tract and the westerly right-of-way of said SH 326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set at a bend in said SH 326 for an angle corner in the easterly line of said Koehler Tract and the herein described 26.927 acre tract;

THENCE South 04°48'29" West, 339.55 feet, continuing with the easterly line of said Koehler Tract and the westerly right-of-way of said SH 326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 26.927 acre tract;

THENCE North 80°52'12" West, 2,798.88 feet, severing over and across said Koehler Tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Grigsby and Chesser Surveys, the common line of said Koehler Tract and said 628.860 acre tract, for the southwesterly corner of the herein described 26.927 acre tract;

Signed by:

Mark Mahan, Jr.

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THENCE North 03°13'35" West, 420.00 feet, along said apparent common survey line, with the common line of said Koehler Tract and said 628.860 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 26.927 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 5, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-107_Tract12A.

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).

January 31, 2021
Date



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