TEXAS PROFESSIONAL SURVEYING, LLC.
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 1
10.342 ACRES
IN THE ASA FOWLER SURVEY, ABSTRACT NUMBER 478
LIBERTY COUNTY, TEXAS

BEING a 10.342 acre tract of land situated in the Asa Fowler Survey, Abstract Number 478, Liberty County, Texas, being a portion of that certain called 31.025 acre tract described in instrument to J-P REI Solutions, LLC., recorded under Clerk's File Number 2025018595, of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 10.342 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" found the easterly line of that certain called 20.00 acre tract, described in instrument to James E. Mangum Sr., recorded in Volume 334, Page 272, of the Deed Record of Liberty County, Texas (D.R.L.C.T.), for the common westerly corner of said 31.025 acre tract and that certain called 40.000 acre tract, described in instrument to Christian Bravo and PT Kolitha Karunarante, recorded under Clerk's File Number 2025018110, O.P.R.L.C.T., (Bravo tract), being the northwesterly corner of the herein described 10.342 acre tract, from which a 2-1/2 inch iron pipe found in the northerly line of that certain called 40.000 acre tract, described in instrument to Ivan Herrera and Miguel Herrera, recorded under Clerk's File Number 2024033218, O.P.R.L.C.T., Herrera tract), for the common southerly corner of said 31.025 acre tract and said 20.00 acre tract, bears South 02°57'53" East, 1025.35 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,035,538.10, E: 4,089,505.69**, Central Zone, grid measurements;

THENCE North 87°00'52" East, 1411.72 feet, with the common line between said 31.025 acre tract and said Bravo tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Fowler Survey and the J. Barron Survey, Abstract Number 449, in the westerly line of that certain called remainder of 1 acre tract described in instrument to Gus Spencer, recorded in Volume 475, Page 467, D.R.L.C.T., for the common easterly corner said 31.025 acre tract and said Bravo tract, being the northeasterly corner of that certain called 10.342 acre tract;

THENCE South 03°43'48" East, 276.23 feet, with the apparent common line between said Fowler Survey and said Barron Survey, the common line between said 31.025 acre tract and said remainder of 1 acre tract, to a 1/2 inch iron rod with cap found in the northwesterly margin of said Farm to Market Road 770, for the common southerly corner of said 31.025 acre tract and said remainder of 1 acre tract, being an angle point in the easterly line of the herein described 10.342 acre tract;

THENCE South 16°31'36" West, 358.30 feet, with the northwesterly margin of said Farm to Market Road 770, the southeasterly line of said 31.025 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.342 acre tract, from which a 5/8 inch iron rod with cap found for the common easterly corner of said 31.025 acre tract and said Herrera tract bears, South 16°31'35" West, 436.48 feet;

THENCE North 67°37'55" West, 1433.73 feet, severing, over and across said 31.025 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 10.342 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 25, 2025, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 40360.

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

July 1, 2025
Date



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