



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 6

79.224 ACRES

IN THE JOAQUIN FERNANDEZ DE RUMAYOR SURVEY, ABSTRACT NUMBER 103 LIBERTY COUNTY, TEXAS

BEING a 79.224 acre tract of land situated in the Joaquin Fernandez De Rumayor Survey, Abstract Number 103, Liberty County, Texas, being comprised of a portion of that certain called 713.075 (net) acre tract described as "MO 1082", and a portion of that certain called 333.67 acre tract described as "MO1026", in instrument to Talavera Timber, recorded under Clerk's File Number 2018010431 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 79.224 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch round concrete monument with disk found for in the northerly right-of-way of Farm To Market Road 787 (FM 787) for the beginning of a curve to the left, the common southerly corner of the remainder of said "MO 1026", and that certain called 64.72 acre tract described as "Tract 1" in instrument to Alvin David Stetson, recorded under Clerk's File Number 2015023380 O.P.R.L.C.T., being the most southerly southeast corner of the herein described 79.224 acre tract;

THENCE northwesterly, with the northerly right-of-way of said FM 787, 80.00 feet, with the arc of said curve to the left having a radius of 2904.79 feet, a central angle of $01^{\circ}34'41''$, a chord bearing and distance of North $62^{\circ}04'07''$ West 80.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of that certain called 77.818 acre tract described in instrument to Terencio Velasquez and Terencio Nathaniel Velasquez, JR., recorded under Clerk's File Number 2021023782 O.P.R.L.C.T., being the southwesterly corner of the herein described 79.224 acre tract;

THENCE North $01^{\circ}23'18''$ West, with the common line between the remainder of said "MO 1026" tract and said 77.818 acre tract, at 670.62 feet, pass a calculated point for the common corner of said remainder of "MO 1026" and said "MO 1082", then continuing with the common line between said 77.818 acre tract and said "MO 1082", in all, a total distance of 3349.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said "MO 1082", common to the southerly line of that certain tract shown to be owned by Roberta Ursprung, per Liberty County Appraisal District (L.C.A.D.) ID Number 18411, for the northwesterly corner of the herein described 79.224 acre tract, from which a 3 inch by 3 inch concrete monument found for reference bears South $86^{\circ}31'24''$ West, 793.15 feet;

THENCE North $86^{\circ}29'21''$ East, 878.50 feet, with said common line, to a 2 inch pipe found for the common corner of said "MO 1082", said 18411 tract, and that certain called remainder of 98.5 acre tract described in instrument to Roberta Ursprung, recorded under Volume 1031, Page 607 O.P.R.L.C.T., being the northeasterly corner of the herein described 79.224 acre tract, from which a 3 inch by 3 inch bolt found for reference, bears North $86^{\circ}24'05''$ East, 975.92 feet;

THENCE South $17^{\circ}56'42''$ East, 2538.40 feet, with the common line between said "MO 1082" and said 98.5 acre remainder tract, to a 2 inch iron pipe found for corner the common corner of said remainder tract and that certain called 5.621 acre tract described in instrument to Jasmin Aguirre, recorded under Clerk's File Number 2021016442 O.P.R.L.C.T., being an angle point in the easterly line of said "MO 1082" and the herein described 79.224 acre tract;

THENCE South 01°59'45" East, 226.01 feet, with the common line between said "MO 1082" and said 5.621 acre tract to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 64.72 acre tract for the most easterly southeast corner of the herein described 79.224 acre tract, from which a 2 inch iron pipe found for reference bears North 86°42'44" East, 1172.49 feet;

THENCE South 86°42'44" West, 1545.29 feet, with the northerly line of said 64.72 acre tract, to a 3 inch by 3 inch concrete monument found for the common corner of said 64.72 acre tract and said "MO 1026, being an interior corner of the herein described 79.224 acre tract;

THENCE South 02°14'17" East, 710.67 feet, with the easterly line of the remainder of said "MO 1026" common to the westerly line of said 64.72 acre tract to the **POINT OF BEGINNING** and containing a computed area of 79.224 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 9, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 19490_TR6.

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).

April 22, 2022
Date



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