

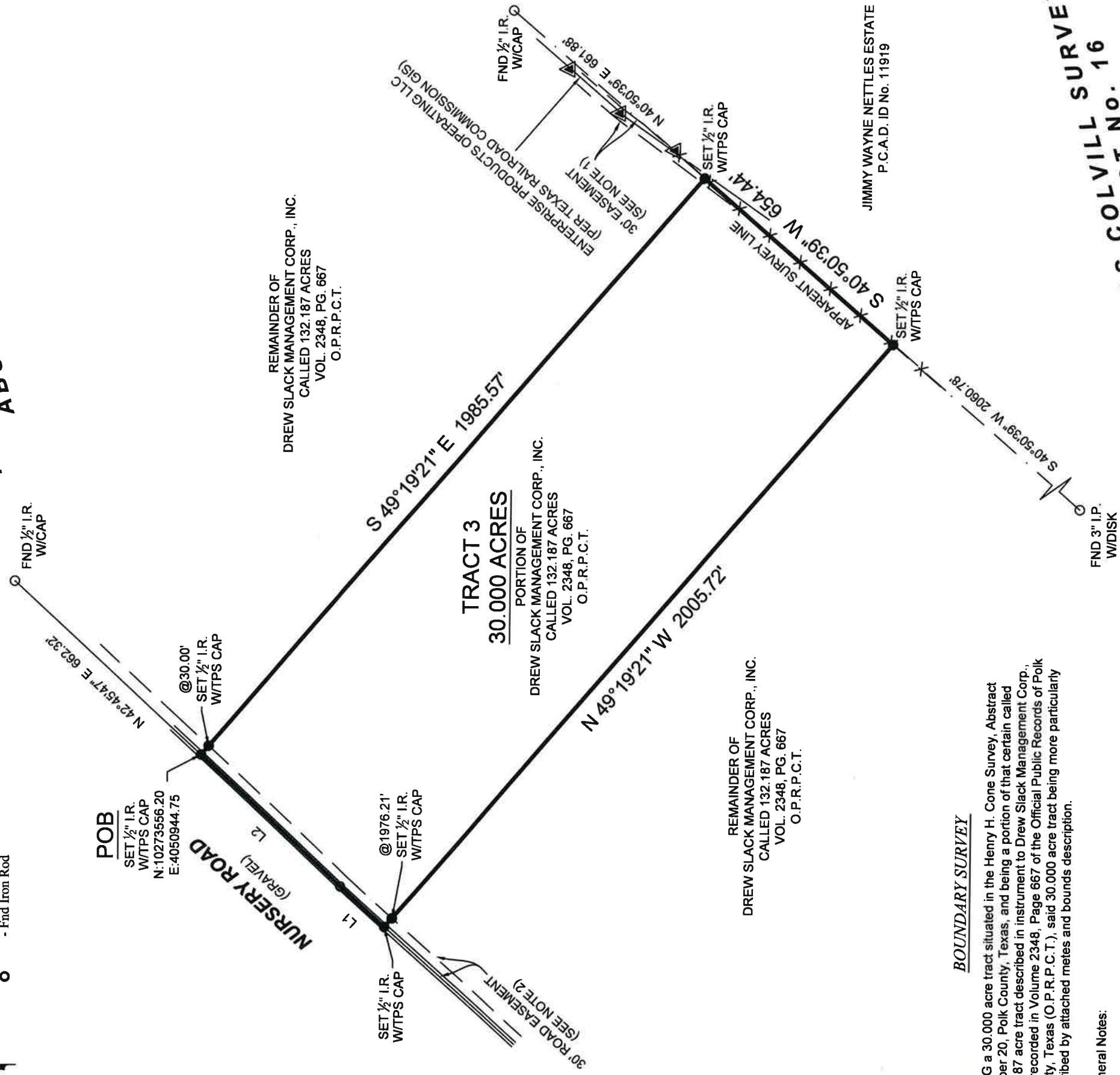


LINE	BEARING	DISTANCE
L1	N 41°43'37" E	155.57'
L2	N 42°52'57" E	499.26'

SYMBOL LEGEND

- P - Overhead Power Line
- Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/T/PS Cap
- Fnd Iron Rod

HENRY H. CONE SURVEY ABSTRACT No. 20



BOUNDARY SURVEY

BEING a 30,000 acre tract situated in the Henry H. Cone Survey, Abstract Number 20, Polk County, Texas, and being a portion of that certain called 132,187 acre tract described in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2348, Page 667 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 30,000 acre tract being more particularly described by attached metes and bounds description.

General Notes:

- Property is subject to Easement to Houston Pipe Line Company per Vol. 890, Pg. 766, O.P.R.P.C.T. (Does affect / shown hereon)
- Property is subject to Reciprocal Access Easement per Vol. 2348, Pg. 674, O.P.R.P.C.T. (Does affect / shown hereon)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No(s). 48373C0525C, having an effective date of 9/3/2010.

Job No.: 24610 TRACT 3
 Scale: 1"=300'
 Date: 03/09/2022
 Drawn By: AJD
 Checked By: CPP
 Field Crew: GG
 Revised: _____

Purchaser: Nursery Road, Livingston, Tx 77351
 Address: Henry H. Cone
 Survey: A, 20
 Area: 30,000 Acres
 Polk County, Texas



3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100634-00

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Thomas A. McIntyre
 Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

THOMAS COLVILL SURVEY ABSTRACT No. 16



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
30.000 ACRES
IN THE HENRY H. CONE SURVEY, ABSTRACT NUMBER 20
POLK COUNTY, TEXAS

BEING a 30.000 acre tract situated in the Henry H. Cone Survey, Abstract Number 20, Polk County, Texas, and being a portion of that certain called 132.187 acre tract described in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2348, Page 667 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 30.000 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" set in the approximate centerline of Nursery Road, the northwesterly line of said 132.187 acre tract, for the northerly corner of the herein described 30.000 acre tract, from which a 1/2 inch iron rod with cap found for reference bears North 42°45'47" East, 662.32 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,273,556.20, E: 4,050,944.75, Texas Central Zone, (4203), grid measurements;

THENCE South 49°19'21" East, severing said 132.187 acre tract, at a distance of 30.00 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of said Nursery Road for reference, in all, a total distance of 1985.57 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Henry H. Cone Survey and the Thomas Colvill Survey, Abstract Number 16, Polk County, Texas, the common line between said 132.187 acre tract and that certain tract shown to be owned by Jimmy Wayne Nettles Estate (Estate tract) per Polk County Appraisal District (P.C.A.D.) ID Number 11919, for the easterly corner of the herein described 30.000 acre tract, from which a 3 inch iron pipe with disc found for the apparent common corner of said Colvill Survey and the Bartolo Escobeda Survey, Abstract Number 30, Polk County, Texas, the common corner of said Estate tract and that certain tract described in instrument to Alabama-Coushatta Tribe of Texas 3071, recorded in Volume 88, Page 269 of the Deed Records of Polk County Texas (D.R.P.C.T.), for reference bears North 40°50'39" East, 206.62 feet;

THENCE South 40°50'39" West, 654.44 feet, with the apparent common line between said Cone Survey and said Colvill Survey, the northwesterly line of said Estate tract, common to the southeasterly line of said 132.187 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner of the herein described 30.000 acre tract;

THENCE North 49°19'21" West, severing over and across said 132.187 acre tract, at a distance of 1975.72 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of said Nursery Road for reference, in all, a total distance of 2005.72 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Nursery Road, the northwesterly line of said 132.187 acre tract, for the westerly corner of the herein described 30.000 acre tract;

THENCE with the approximate centerline of said Nursery Road, the northwesterly line of said 132.187 acre tract the following two (2) courses and distances:


1. North 41°43'37" East, 155.57 feet, to a calculated point for corner;
2. North 42°52'57" East, 499.26 feet, to the **POINT OF BEGINNING** and containing a computed area of 30.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 9, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24610.

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

April 27, 2022
Date




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