



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

41.690 ACRES

IN THE EDWARD B. DAVIS SURVEY, ABSTRACT NUMBER 25 AND THE JAMES MORGAN SURVEY, ABSTRACT NUMBER 57 POLK COUNTY, TEXAS

BEING a 41.690 acre tract situated in the Edward B. Davis Survey, Abstract Number 25, and the James Morgan Survey, Abstract Number 57, Polk County, Texas, being a portion of that certain called 176.64 acre tract of land described in instrument to Polk Land and Timber Company, LLC., recorded in Volume 2300, Page 731, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 41.690 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap in the apparent common survey line between said Edward B. Davis Survey, Abstract Number 25 and said James Morgan Survey, Abstract Number 57, in the northwesterly margin of Brauns Camp Road, for the common corner of said 176.64 acre, that certain called 39.694 acre tract described in instrument to Kenneth Doan, recorded in Volume 2376, Page 29, O.P.R.P.C.T., and that certain called 35.181 acre tract of land described in instrument to George Polk III, recorded in Volume 2212, Page 105, O.P.R.P.C.T., being the northeasterly corner of the herein described 41.690 acre tract, from which a 5/8 inch iron rod found for reference bears North 46°11'03" East, 729.79 feet, said **POINT OF BEGINNING** having a Texas State Plane coordinate value of N: 10,224,747.96, E: 4,054,534.58, Texas Central Zone (4203), grid measurements;

THENCE severing, over and across said 176.64 acre tract, along the northwesterly margin of Brauns Camp Road the following forty-six (46) courses and distances;

1. South 39°16'37" West, 183.41 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 24°54'47" West, 89.01 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 28°55'38" West, 86.23 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 25°37'42" West, 101.95 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. South 26°26'18" West, 86.77 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
6. South 39°02'12" West, 49.34 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
7. South 50°49'36" West, 48.60 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
8. South 59°06'25" West, 109.33 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
9. South 60°22'28" West, 107.53 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
10. South 61°16'39" West, 89.85 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
11. South 60°41'10" West, 112.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
12. South 74°19'56" West, 10.78 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
13. South 71°51'58" West, 49.87 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
14. South 79°05'14" West, 22.92 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
15. South 35°21'45" West, 22.35 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
16. South 12°26'51" West, 47.61 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
17. South 00°52'25" East, 35.48 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
18. South 04°21'08" East, 27.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
19. South 09°14'26" East, 31.74 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
20. South 19°11'13" East, 29.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;

21. South 05°52'05" East, 46.29 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
22. South 00°12'21" East, 27.01 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
23. South 09°11'36" West, 19.15 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
24. South 11°24'16" West, 30.06 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
25. South 16°18'36" West, 40.79 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
26. South 23°01'15" West, 36.06 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
27. South 25°01'05" West, 58.74 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
28. South 27°10'49" West, 43.19 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
29. South 26°41'29" West, 56.60 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
30. South 18°13'46" West, 27.68 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
31. South 11°47'50" West, 40.48 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
32. South 11°50'09" West, 37.44 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
33. South 09°58'18" West, 42.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
34. South 08°38'39" West, 45.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
35. South 13°39'02" West, 40.44 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
36. South 14°27'32" West, 35.64 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
37. South 20°53'48" East, 15.06 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
38. North 67°38'16" West, 3.45 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
39. South 43°04'17" West, 16.35 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
40. South 44°36'09" West, 10.20 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
41. South 41°44'45" West, 17.18 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
42. South 42°44'48" West, 16.87 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
43. South 46°32'27" West, 13.88 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
44. South 49°06'29" West, 20.55 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
45. North 74°45'25" West, 13.45 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
46. South 17°01'09" West, 49.79 feet, to a mag nail set in the southerly line of said 176.64 acre tract, and the approximate centerline of Menard Chapel Road, being the southeasterly corner of the herein described 41.690 acre tract, from which a 3 inch concrete monument found for reference bears South 78°21'51" East, 428.22 feet;

THENCE with the approximate centerline of said Menard Chapel Road and a southerly line of said 176.64 acre tract and the following nine (9) courses and distances;

1. North 77°24'20" West, 86.48 feet, to a calculated corner;
2. North 75°15'41" West, 142.56 feet, to a calculated corner;
3. North 66°55'45" West, 102.69 feet, to a calculated corner;
4. North 60°30'12" West, 104.28 feet, to a calculated corner;
5. North 61°11'39" West, 169.29 feet, to a calculated corner;
6. North 67°28'36" West, 70.32 feet, to a calculated corner;
7. North 74°18'34" West, 97.05 feet, to a calculated corner;
8. North 79°05'57" West, 242.92 feet, to a calculated corner;
9. North 80°23'49" West, 563.98 feet, to a mag nail set, for the common southerly corner of said 176.64 acre tract and said 39.694 acre tract, being the southwesterly corner of the herein described 41.690 acre tract,

THENCE North 46°48'13" East, with the common line between said 176.64 acre tract and said 39.694 acre tract, at a distance of 25.60 feet, pass a 3 inch concrete monument found for reference, in all, a total distance of 1,985.39 feet, to a 3 inch concrete monument found in the southerly line of said 39.694 acre tract, for the common corner of same, being the northwesterly corner of the herein described 41.690 acre tract,

THENCE South 44°38'01" East, 846.31 feet, with the common line between said 176.64 acre tract and said 39.694 acre tract to a 3 inch concrete monument in the apparent common survey line between said Edward B. Davis Survey and said James Morgan Survey, found for a common corner of said 176.64 acre tract and said 39.694 acre tract, being an internal corner of the herein described 41.690 acre tract;

THENCE North 45°50'26" East, 714.84 feet, with the apparent common survey line between said Edward B. Davis Survey and said James Morgan Survey, and the common line between said 176.64 acre tract and said 39.694 acre tract, to the **POINT OF BEGINNING**;

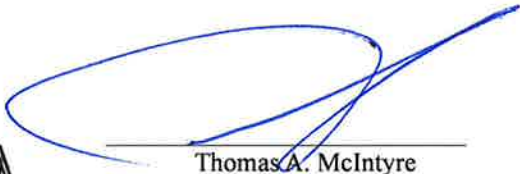
CONTAINING a computed area of 41.690 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 25, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 22701.

Bearings shown hereon are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

February 17, 2022
Date




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