



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

TRACT 13
FIELD NOTE DESCRIPTION
17.200 ACRES
AND IN THE GAVIGNO ARAUJO SURVEY, ABSTRACT NUMBER 3
TYLER COUNTY, TEXAS

BEING a 17.200 acre tract situated in the Gavigno Araujo Survey, Abstract Number 3, Tyler County, Texas, being a portion of that certain called 185.011 acre tract described in instrument to Drew Slack Management Corp, LLC, recorded in Volume 2328, Page 144 of the Official Public Records of Polk County Texas, (O.P.R.P.C.T.) and Volume 1263, Page 713 of the Official Records of Tyler County, Texas (O.P.R.T.C.T.), said 17.200 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3 inch round concrete monument found for the southeasterly corner of said 185.011 acre tract, common to an interior corner of that certain tract of land described as "Tract 2A" in instrument to RMS Texas Timberlands, I, LP, recorded in Volume 865, Page 465, O.P.R.T.C.T.;

THENCE South 84°29'39" West, 452.92 feet, with a common line between said 185.011 acre tract and said Tract 2A, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 17.200 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,334,283.78, E: 4,085,772.61, Texas Central Zone (4203), grid measurements;

THENCE South 84°29'39" West, 452.50 feet, continuing with said common line, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 17.200 acre tract, from which a 3 inch round concrete monument found for reference, bears South 84°29'39" West, 727.54 feet;

THENCE North 03°20'53" West, severing, over and across said 185.011 acre tract, at a distance of 1612.42 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of Morrell Road, for reference, in all, a total distance of 1672.42 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said Morrell Road, the common line between said 185.011 acre tract and that certain called 5.00 acre tract described as "Tract One" in instrument to Samantha Clack, recorded in Volume 859, Page 267, O.P.R.T.C.T., being the northwesterly corner of the herein described 17.200 acre tract, from which a 1 inch iron pipe found for reference, bears South 88°24'51" West, 102.10 feet;

THENCE North 88°24'51" East, with the northerly margin of said Morrell Road, the southerly line of said 5.00 acre tract, that certain called 0.250 acre tract described as "Tract Two" in said instrument to Samantha Clack, and that certain called 5.746 acre tract described in instrument to Paul W. Young, recorded in Volume 1194, Page 301, O.P.R.T.C.T., common to a northerly line of said 185.011 acre tract, at a distance of 221.76 feet, pass a 5/8 inch iron rod found for the common southerly corner of said 0.250 acre tract and said 5.746 acre tract, in all, a total distance of 452.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 17.200 acre tract, from which a 3 inch by 3 inch concrete monument found in the said northerly line of said 185.011 acre tract, for reference, bears North 88°24'51" East, 83.05 feet;

THENCE South 03°20'53" East, continuing over and across said 185.011 acre tract, at a distance of 60.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said Morrell Road, for reference, in all, a total distance of 1641.47 feet, to the **POINT OF BEGINNING**, containing a computed area of 17.200 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 17, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 19103_TRACT 13.

Bearings and distances recited herein 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.

May 17, 2022
Date



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