



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
15.000 ACRES
IN THE POLLY RYAN SURVEY, ABSTRACT NUMBER 517
TRINITY COUNTY, TEXAS

BEING a 15.000 acre tract of land situated in the Polly Ryan Survey Abstract Number 517, Trinity County, Texas, being a portion of the remainder of that certain called 289 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 783, Page 132 of the Official Records of Trinity County, Texas (O.R.T.C.T.), said 15.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found in the apparent common line between said Ryan Survey and the H.K. Hardin Survey, Abstract Number 256, in the southwesterly right-of-way of Farm to Market Road 356 (F.M. 356, 100 feet wide), for the common easterly corner of said remainder of 289 acre tract and that certain called 1.50 acre tract described in instrument to Mildred L. Martin and Allen W. Arrendell, being the northeasterly corner of the herein described 15.000 acre tract

THENCE South 48°38'17" East, 889.02 feet, with the southwesterly right-of-Way of said F.M. 356, the easterly line of said remainder of 289 acre tract, to a ½ inch iron rod with cap stamped "TPS100834-00" found for the common easterly corner of said remainder of 289 acre tract and that certain called 24.000 acre tract described in instrument to Sandor Janos Maury, Jr. and Lori Ann Maury, recorded in Volume 1039, Page 650, O.R.T.C.T., being the southeasterly corner of the herein described 15.000 acre tract;

THENCE South 86°15'59" West, with the common line between said remainder of 289 acre tract and said 24.000 acre tract, at a distance of 1,347.85 feet, pass a 60d nail set for reference, in all, a total distance of 1,429.15 feet, to a ½ inch iron rod with cap stamped "TPS100834-00" found in the common line between said remainder of 289 acre tract and that certain called 121.41 acre tract described in instrument to R. Byron Roach, Trustee, LLC, recorded in Volume 945, Page 79, O.R.T.C.T., for the common westerly corner of said remainder of 289 acre tract and said 24.000 acre tract, being the southwesterly corner of the herein described 15.000 acre tract;

THENCE North 18°35'24" West, 434.61 feet, with the common line between said remainder of 289 acre tract and said 121.41 acre tract, to a 6 inch round concrete monument found in the apparent common line between said Ryan and Hardin Surveys, in the southeasterly line of that certain called 197.534 acre tract described in instrument to Tam Duong and Kimoanh Thi Nguyen, recorded in Volume 1013, Page 348, O.R.T.C.T., for the common northerly corner of said remainder of 289 acre tract and said 121.41 acre tract, being the northwesterly corner of the herein described 15.000 acre tract;

THENCE North 73°20'14" East, 936.75 feet, along said apparent common survey line, with the southeasterly line of said 197.534 acre tract and said 1.50 acre tract, common to the northwesterly line of said remainder of 289 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 15.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground October 9, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-265.

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).

October 13, 2020
Date



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