



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 43.282 ACRES

IN THE H.& T. C. RR. CO. SURVEY, SECTION NO. 3, ABSTRACT NUMBER 299 AND THE WILLIAM C. GOULD SURVEY ABSTRACT NUMBER 232 TRINITY COUNTY, TEXAS

BEING a 43.282 acre tract situated in the H.& T. C. RR. Co. Survey, Section No. 3, Abstract Number 299 and the William C. Gould Survey Abstract Number 232, Trinity County, Texas, being a portion of that certain called 1561.8 acre tract of land described as "Tract Two" in instrument to Capitol Timberland Investments, LP., recorded in Volume 817, Page 829, Official Records Trinity County, Texas (O.R.T.C.T.), said 43.282 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 a easterly line of said 1561.8 acre tract, for the common westerly corner of that certain called 14.74 acre tract, described as "First Tract" in instrument to Carolyn Maguire, recorded in Volume 857, Page 839 O.R.T.C.T., and that certain called 14.74 acre tract described as "Second Tract" in instrument to Martha A. Ritch, et al, recorded in Volume 1059, Page 768, O.R.T.C.T., being the southeasterly corner of the herein described 43.282 acre tract, said **POINT OF BEGINNING** having a Texas State Plane coordinate value of N: 10,345,145.95, E: 3,903,265.28, Texas Central Zone (4203), grid measurements;

THENCE South 84° 13' 50" West, severing, over and across said 1561.8 acre tract, at a distance of 2288.23 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the easterly margin of an existing dirt road, in all, a total distance of 2318.23 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said dirt road, being the southwesterly corner of the herein described 43.282 acre tract;

THENCE with the approximate centerline of said existing dirt road, continuing over and across said 1561.8 acre tract, the following seven (7) courses and distances:

1. North 33° 56' 51" West, 113.66 feet, to a calculated point for corner;
2. North 24° 43' 04" West, 177.47 feet, to a calculated point for corner;
3. North 18° 45' 49" West, 67.22 feet, to a calculated point for corner;
4. North 02° 08' 13" West, 183.60 feet, to a calculated point for corner;
5. North 02° 08' 15" West, 20.31 feet, to a calculated point for corner;
6. North 13° 40' 02" West, 92.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 43.282 acre tract;

THENCE North 78° 47' 19" East, continuing over and across said 1561.8 acre tract, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the easterly margin of said existing dirt road, in all, for a total distance of 2652.96 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 1561.8 acre tract and said "Second Tract", being the northeasterly corner of the herein described 43.282 acre tract;


THENCE South 06° 49' 38" West, 901.56 feet, with the common line between said 1561.8 acre tract and said "Second Tract", to the **POINT OF BEGINNING** and containing a computed area of 43.282 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 15, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 21680.

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.

May 16, 2022
Date




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