



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**TRACT 9**  
**FIELD NOTE DESCRIPTION**  
**13.257 ACRES**  
**IN THE GAVIGNO ARAUJO SURVEY, ABSTRACT NUMBER 2**  
**POLK COUNTY, TEXAS**

BEING a 13.257 acre tract situated in the Gavigno Araujo Survey, Abstract Number 2, Polk 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 13.257 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap found in the westerly margin of East Caney Loop, the apparent common line between said Araujo Survey and the Lawrence Castillion Survey, Abstract Number 162, the easterly line of that certain called 12.5 acre tract described as "Tract 1" in instrument to Joshua Bob David, recorded Volume 1150, Page 101, O.P.R.P.C.T., for the common westerly corner of said 185.011 acre tract and that certain called 3.29 acre tract described in instrument to Milton A. Westbrook, recorded in Volume 1265, Page 949, O.P.R.P.C.T., being the southwesterly corner of the herein described 13.257 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,334,026.13, E: 4,082,637.97, Texas Central Zone (4203), grid measurements;

THENCE North 03°20'53" West, 460.69 feet, with the westerly margin of said East Caney Loop, the apparent common line between said Araujo and Castillion Surveys, the easterly line of said 12.5 acre tract, that certain called 25 acre tract described in instrument to Mabel Marie Powell Brown, recorded in Volume 871, Page 443, O.P.R.P.C.T., common to the westerly line of said 185.011 acre tract to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 13.257 acre tract, from which a 1/2 inch iron rod found for reference, bears North 03°20'53" West, 1309.18 feet;

THENCE severing, over and across said 185.011 acre tract, the following two (2) courses and distances:

1. North 88°10'40" East, at a distance of 50.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said East Caney Loop, for reference, in all, a total distance of 1323.81 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 03°20'53" East, 407.74 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 185.011 acre tract and that certain called 39 acre tract described as "Tract 2" in instrument to David M. Walters and Patty F. Walters, recorded in Volume 1317, Page 136, O.P.R.P.C.T., for the southeasterly corner of the herein described 13.257 acre tract, from which a 3 inch round concrete monument found for reference, bears North 85°34'45" East, 641.91 feet;

THENCE South 85°34'45" West, 814.83 feet, with the common line between said 185.011 acre tract and said 39 acre tract, to a 1-1/2 inch iron pipe found for the common corner of said said 185.011, said 39 acre tract and said 3.29 acre tract, being an angle point in the southerly line of the herein described 13.257 acre tract;

THENCE South 86°22'36" West, with the common line between said 185.011 acre tract and said 3.29 acre tract, at a distance of 458.66 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said East Caney Loop, for reference, in all, a total distance of 508.66 feet, to the **POINT OF BEGINNING**, containing a computed area of 13.257 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 9.

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

