



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
2.356 ACRES
IN THE ELIJAH HUNTER SURVEY, ABSTRACT NUMBER 29
HARDIN COUNTY, TEXAS

BEING a 2.356 acre tract of land situated in the Elijah Hunter Survey, Abstract Number 29, Hardin County, Texas, being all that same tract shown to be owned by Crown Pine Timber I, L.P. (Crown Pine tract), per Hardin County Appraisal District Identification Number (H.C.A.D. ID. No.) 7312, said 2.356 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the southeasterly margin of U.S. Highway 96 North (U.S. 96 N), for the common westerly corner of said Crown Pine tract and that certain called 2.000 acre tract described in instrument to Leboria Biley, recorded under Instrument Number 2016-66214, O.P.R.H.C.T. being the northwesterly corner of the herein described 2.356 acre tract, from which a 4 inch by 4 inch concrete monument found for reference bears North 25°38'54" East, 265.60 feet;

THENCE North 85°31'06" East, 374.77 feet, with the common line between said Crown Pine tract and said 2.000 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.356 acre tract, from which a 1 inch iron pipe found for the southeasterly corner of said 2.000 acre tract bears North 85°31'06" East, 48.31 feet;

THENCE South 03°36'40" East, with the easterly line of said Crown Pine Timber tract, at a distance of 14.67 feet, pass a fence corner post found for reference, thence, continuing, with the fenced easterly line of said Crown Pine Timber tract, in all, a total distance of 244.45 feet, to a fence corner post found for the easterly southeast corner of the herein described 2.356 acre tract;

THENCE with the fenced southerly line of said Crown Pine Timber tract, the following four (4) courses and distances:

1. South 56°46'40" West, 31.18 feet, to a fence corner post found for corner;
2. South 86°42'01" West, 45.05 feet, to a fence corner post found for corner;
3. North 78°20'58" West, 38.08 feet, to a fence corner post found for corner;
4. North 02°54'08" West, 6.42 feet, to a fence corner post found for corner;

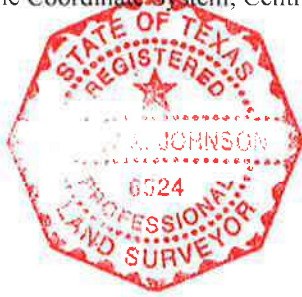
THENCE continuing with the southerly line of said Crown Pine Timber tract, the following four (4) courses and distances:

1. South 85°34'17" West, 198.79 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 82°51'48" West, 50.41 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 71°01'44" West, 55.62 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. North 66°27'40" West, 73.05 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of said U.S. 96 N, for the westerly southwest corner of the herein 2.356 acre tract;


THENCE North 25°38'54" East, 201.99 feet, with the southeasterly margin of said U.S. 96 N, the northwesterly line of said Crown Pine Timber tract, to the **POINT OF BEGINNING** and containing a computed area of 2.356 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 13, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 26231 - TK.

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).



July 18, 2022
Date



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