



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
75.390 ACRES
IN THE S.J. SKINNER SURVEY, ABSTRACT NUMBER 998
TYLER COUNTY, TEXAS

BEING a 75.390 acre tract of land situated in the S.J. Skinner Survey, Abstract Number 998, Tyler County, Texas, being a portion of that certain called 640 acre tract described as "MO 2254" in instrument to LTP Timberquest Fund, recorded in Volume 1006, Page 801, of the Official Public Records of Tyler County, Texas (O.P.R.T.C.T.), said 75.390 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch by 4 inch concrete monument found in the apparent northerly line of the Galveston & Brazos Navigation Company Survey (G. & B.N. Co. Survey), Abstract Number 342, for the apparent common southerly corner of said S.J. Skinner Survey and the Martin L. Abbott Survey, Abstract Number 742, the common southerly corner of said 640 acre tract and those certain tracts described in instrument to Threetree Southern Growth, LLC (Threetree tracts), recorded in Volume 1281, Page 104, O.P.R.T.C.T., being the southwesterly corner of the herein described 75.390 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,374,215.20, E: 4,181,034.33**, Central Zone, (4203), grid measurements;

THENCE North 03°33'42" West, with the apparent common line between said Skinner Survey and said Abbott Survey, the common line between said 640 acre tract and said Threetree Tracts, At a distance of 3033.28 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of County Road 3910 (CR 3910), in all, a total distance of 3063.27 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found in the approximate centerline of said CR 3910, for the northwesterly corner of the herein described 75.390 acre tract, from which a 3 inch by 3 inch concrete monument found for the northwesterly corner of said 640 acre tract bears North 03°33'42" West, 2434.36 feet;

THENCE severing, over and across said 640 acre tract, with the approximate centerline of said CR 3910, the following ten (10) courses and distances:

1. South 50°07'27" East, 13.47 feet, to a calculated point for corner;
2. South 50°38'50" East, 200.06 feet, to a calculated point for corner;
3. South 50°52'09" East, 201.03 feet, to a calculated point for corner;
4. South 51°09'25" East, 202.04 feet, to a calculated point for corner;
5. South 50°33'38" East, 201.60 feet, to a calculated point for corner;
6. South 51°12'54" East, 200.13 feet, to a calculated point for corner;
7. South 49°47'24" East, 200.59 feet, to a calculated point for corner;
8. South 48°49'53" East, 201.54 feet, to a calculated point for corner;
9. South 50°37'41" East, 200.76 feet, to a calculated point for corner;
10. South 51°15'20" East, 220.63 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for the northwesterly corner of that certain called 62.828 acre tract described in instrument to The Lane Emmett and Mickie Emmett Revocable Living Trust, recorded in Volume 1322, Page 898, O.P.R.T.C.T., being the northeasterly corner of the herein described 75.390 acre tract;

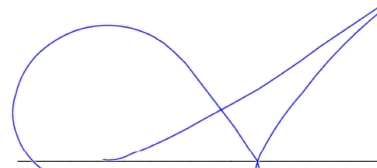
THENCE South 03°33'42" East, severing, over and across said 640 acre tract, with the westerly line of said 62.828 acre tract, at a distance of 25.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference in the southerly margin of said CR 3910, in all, a total distance of 1810.07 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Skinner Survey and said G. & B.N. Co. Survey, in the common line between said 640 acre tract and said Threetree Tract, for the southwesterly corner of said 62.828 acre tract, being the southeasterly corner of the herein described 75.390 acre tract;

THENCE South 86°33'59" West, 1346.79 feet, with the apparent common line between said Skinner Survey and said G. & B.N. Co. Survey, the common line between said 640 acre tract and said Threetree tracts, to the **POINT OF BEGINNING** and containing a computed area of 75.390 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 1, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 30558.

Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone, (4203), grid measurements.

December 1, 2023
Date



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