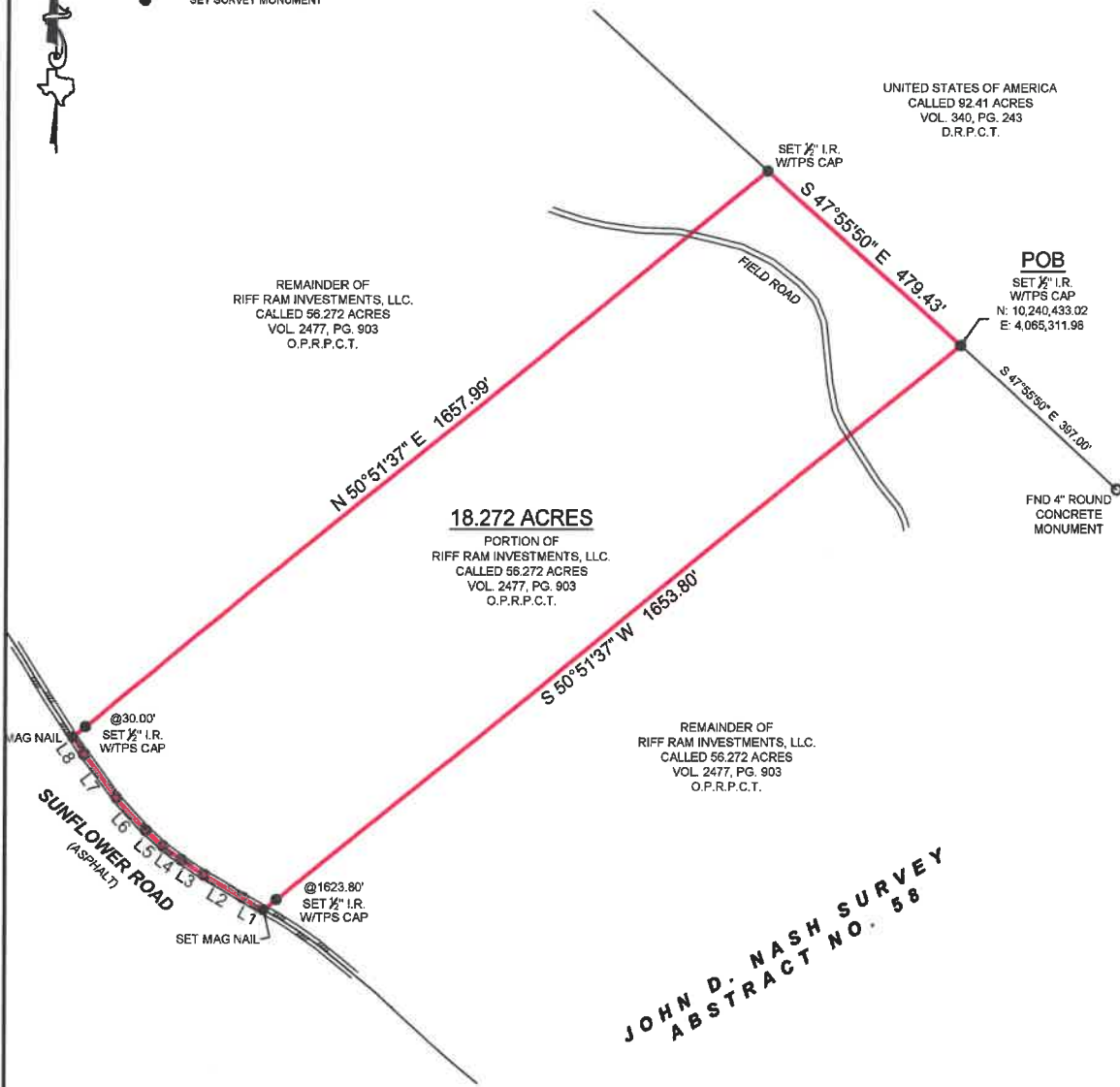


SYMBOL LEGEND

- EDGE OF ASPHALT
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 60°27'48" W	45.27
L2	N 60°00'31" W	53.44
L3	N 5°08'20" W	51.14
L4	N 54°33'58" W	43.58
L5	N 48°16'24" W	42.70
L6	N 42°16'59" W	81.34
L7	N 39°13'18" W	103.03
L8	N 33°02'12" W	38.49



**JOHN D. NASH SURVEY
ABSTRACT NO. 58**

BOUNDARY SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 18.272 ACRE TRACT OF LAND SITUATED IN THE JOHN D. NASH SURVEY, ABSTRACT NUMBER 58, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 56.272 ACRE TRACT DESCRIBED IN INSTRUMENT TO RIFF RAM INVESTMENTS, LLC, RECORDED IN VOLUME 2477, PAGE 903, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 18.272 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT	38227_18.272 AC
FIELD DATE	03/07/2024
DRAWN BY	ADV
CHECKED BY	CPP
FIELD CREW	RW
REV 1	
REV 2	
REV 3	
REV 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 4837300525C, HAVING AN EFFECTIVE DATE OF 09/03/2010.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.



PURCHASER.....
 ADDRESS.....SUNFLOWER ROAD, LIVINGSTON, TX, 77351
 SURVEY.....JOHN D. NASH, A - 58
 SUBJECT.....18.272 ACRES
 COUNTY.....POLK

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921





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
18.272 ACRES
IN THE JOHN D. NASH SURVEY, ABSTRACT NUMBER 58
POLK COUNTY, TEXAS

BEING a 18.272 acre tract of land situated in the John D. Nash Survey, Abstract Number 58, Polk County, Texas, being a portion of that certain called 56.272 acre tract described in instrument to Riff Ram Investments, LLC, recorded in Volume 2477, Page 903, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 18.272 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 the common line between said 56.272 acre tract and that certain called 92.41 acre tract described in instrument to The United States of America, recorded in Volume 340, Page 243, of the Deed Records of Polk County, Texas (D.R.P.C.T.), for the easterly corner of the herein described 18.272 acre tract, from which a 4 inch round concrete monument found for the common easterly corner of said 56.272 acre tract and said 92.41 acre tract bears South 47°55'50" East, 397.00 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,240,433.02**, E: **4,065,311.98**, Central Zone, grid measurements;

THENCE South 50°51'37" West, severing, over and across said 56.272 acre tract, at a distance of 1623.80 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for reference in the northerly margin of Sunflower Road, in all, a total distance of 1653.80 feet, to a mag nail set in the approximate centerline of said Sunflower Road, for the southerly corner of the herein described 18.272 acre tract;

THENCE with the approximate centerline of said Sunflower Road, the southerly line of said 56.272 acre tract, the following eight (8) courses and distances:

1. North 60°27'45" West, 45.27 feet, to a calculated point for corner;
2. North 60°00'31" West, 83.44 feet, to a calculated point for corner;
3. North 57°08'20" West, 51.14 feet, to a calculated point for corner;
4. North 54°33'58" West, 43.98 feet, to a calculated point for corner;
5. North 48°16'24" West, 42.70 feet, to a calculated point for corner;
6. North 42°16'59" West, 81.34 feet, to a calculated point for corner;
7. North 37°13'18" West, 101.03 feet, to a calculated point for corner;
8. North 33°02'12" West, 38.49 feet, to a mag nail set for the westerly corner of the herein described 18.272 acre tract;


THENCE North 50°51'37" East, severing, over and across said 56.272 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 northerly margin of said Sunflower Road, in all, a total distance of 1657.99 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 56.272 acre tract and said 92.41 acre tract, for the northerly corner of the herein described 18.272 acre tract;

THENCE South 47°55'50" East, 479.43 feet, with the common line between said 56.272 acre tract and said 92.41 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 18.272 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 7, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 36227.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

March 20, 2024
Date



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