



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
148.636 ACRES
IN THE EDWARD WEST SURVEY, ABSTRACT NUMBER 339
MORRIS COUNTY, TEXAS

BEING a 148.636 acre tract situated in the Edward West Survey, Abstract Number 339, Morris County, Texas, being comprised of a portion of that certain called 724.58 acre tract described as "Tract 2", all that same called 46.337 acre tract described as "Tract 3" and the remainder of that certain called 70 acre tract described as "Tract 4", all in instrument to Maya Timber, LLC., recorded in Volume 556, Page 415 of the Official Public Records of Morris County, Texas (O.P.R.M.C.T.), said 148.636 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" found at the intersection of the easterly margin of County Road 2115 (CR 2115), with the approximate centerline of County Road 4114 (CR 4114), for the northwesterly corner of the herein described 148.636 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 7,077,359.490, E: 3,143,031.210**, Texas North Central Zone, (4202), grid measurements;

THENCE severing, over and across said 724.58 acre tract, with the approximate centerline of said CR 4114, the following fifteen (15) courses and distances:

1. North 73°18'32" East, 65.83 feet, to a calculated point for corner;
2. North 73°42'01" East, 245.41 feet, to a calculated point for corner;
3. North 75°39'48" East, 86.46 feet, to a calculated point for corner;
4. North 82°42'11" East, 105.74 feet, to a calculated point for corner;
5. North 87°35'38" East, 245.69 feet, to a calculated point for corner;
6. South 88°36'53" East, 208.36 feet, to a calculated point for corner;
7. South 85°28'15" East, 213.91 feet, to a calculated point for corner;
8. South 82°43'13" East, 210.75 feet, to a calculated point for corner;
9. South 84°02'47" East, 221.89 feet, to a calculated point for corner;
10. South 89°22'45" East, 228.44 feet, to a calculated point for corner;
11. North 83°40'07" East, 205.88 feet, to a calculated point for corner;
12. North 59°12'28" East, 220.00 feet, to a calculated point for corner;
13. North 31°16'12" East, 177.74 feet, to a calculated point for corner;
14. North 13°56'26" East, 94.33 feet, to a calculated point for corner;
15. North 02°14'58" East, 86.49 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found in the common line between said 724.58 acre tract and that certain called 42.885 (net) acre tract described in instrument to Joel Hutton, recorded in Volume 589, Page 312, O.P.R.M.C.T., for the northerly corner of the herein described 148.636 acre tract;

THENCE generally along and with a painted tree line, with the common line between said 724.58 acre tract and said 42.885 (net) acre tract, the following two (2) courses and distances:

1. South 06°24'56" East, 533.23 feet, to a ½ inch iron rod found for corner;
2. South 00°30'09" West, 1487.76 feet, to a ½ inch iron rod found (bent) in the northerly line of said 46.337 acre tract for the common southerly corner of said 724.58 acre tract and said 42.885 (net) acre tract, being an interior corner of the herein described 148.636 acre tract;

THENCE South 68°38'32" East, 808.18 feet, continuing generally along and with a painted tree line, the northerly line of said 46.337 acre tract, the westerly north line of said remainder of 70 acre tract, common to the southerly line of said 42.885 (net) acre tract, to a ½ inch iron rod found for a common corner of said remainder of 70 acre tract and said 42.885 (net) acre tract, being an interior corner of the herein described 148.636 acre tract;

THENCE North 20°16'24" East, 430.51 feet, with the common line between said remainder of 70 acre tract and said 42.885 (net) acre tract, to a 3/8 inch iron pipe found for the common corner of said remainder of 70 acre tract, said 42.885 (net) acre tract and that certain called 50.362 acre tract described in instrument to Equity Trust Company, recorded in Volume 594, Page 371, O.P.R.M.C.T., being a northwesterly corner of the herein described 148.636 acre tract,

THENCE North 87°08'20" East, with the common line between said remainder of 70 acre tract and said 50.362 acre tract, at a distance of 969.73 feet, pass a ½ inch iron rod found for the southeasterly corner of said 50.62 acre tract, thence continuing with the easterly north line of said remainder of 70 acre tract, in all, a total distance of 972.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of that certain called 188.167 acre tract described in instrument to Stephen G. Bezanson and Janice C. Bezanson, recorded under Clerk's File Number 2021003833 of the Official Public Records of Cass County, Texas (O.P.R.C.C.T.), for the northeasterly corner of said remainder of 70 acre tract, being the easterly northeast corner of the herein described 148.636 acre tract;

THENCE South 02°26'41" East, 1149.54 feet, with the common line between said remainder of 70 acre tract and said 188.167 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" found in the northerly line of that certain called 322.0 acre tract described in instrument to Mayo Kasling, Jr., recorded in Volume 355, Page 60, O.P.R.M.C.T., for the common southerly line of said remainder of 70 acre tract and said 188.167 acre tract, being the southeasterly corner of the herein described 148.636 acre tract;

THENCE South 87°49'01" West, 1351.13 feet, with the common line between said remainder of 70 acre tract and said 322.0 acre tract, to a railroad spike found for the common corner of said remainder of 70 acre tract, said 322.0 acre tract and that certain tract shown to be owned by James C. Miller and Virginia (Miller tract) per Morris County Appraisal District (M.C.A.D.) ID Number 7756, being the southerly southwesterly corner of the herein described 148.636 acre tract;

THENCE with the fenced northerly line of said Miller tract, and that certain tract shown to be owned by Troy T. Wallace and Marty L. Wallace (Wallace tract) per M.C.A.D ID Number 7767, common to the southerly line of said remainder of 70 acre tract and said 46.337 acre tract, the following four (4) courses and distances:

1. North 68°19'39" West, 525.57 feet, to a fence corner post found for corner;
2. North 69°12'16" West, 305.67 feet, to a fence corner post found for corner;
3. North 69°03'35" West, 679.41 feet, to a fence corner post found for corner;

4. North 69°11'13" West, 397.77 feet, to a fence corner post found for the common corner of said 46.337 acre tract, said Wallace tract, and that certain tract shown to be owned by Greg Thomas (Thomas tract), being an angle point in the southerly line of the herein described 148.636 acre tract;

THENCE North 69°00'35" West, 769.27 feet, with the common line 46.337 acre tract and said Thomas tract, to a ½ inch iron rod found for the common southerly corner of said 46.337 acre tract and that certain called less than one acre tract described in instrument to James A. Howell and Wanda Lond Howell, recorded in Volume 163, Page 498 of the Deed Records of Morris County, Texas (D.R.M.C.T.), being a southwesterly corner of the herein described 148.636 acre tract;

THENCE with the common line between said 46.337 acre tract and said less than one acre tract, the following two (2) courses and distances:

1. North 02°28'41" West, 100.35 feet, to a 3/8 inch iron pipe found for corner;
2. North 68°51'01" West, 400.75 feet, to a 3/8 inch iron pipe found in the easterly margin of said CR 2115 for the common westerly corner of said 46.337 acre tract and said less than one acre tract, being the westerly southwest corner of the herein described 148.636 acre tract;

THENCE North 03°07'23" West, 709.69 feet, with the easterly margin of said CR 2115, the westerly line of said 46.337 acre tract, to a 4 inch iron pipe found for the common westerly corner of said 46.337 acre tract and said 724.58 acre tract, being an angle point in the westerly line of the herein described 148.636 acre tract;

THENCE North 02°31'56" West, 620.25 feet, continuing with the easterly margin of said CR 2115, the westerly line of said 724.58 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 148.636 acres of land within this Field Note Description.

SAVE & EXCEPT the following 2.036 acre tract:

FIELD NOTE DESCRIPTION
2.036 ACRES
IN THE EDWARD WEST SURVEY, ABSTRACT NUMBER 339
MORRIS COUNTY, TEXAS

BEING a 2.036 acre tract situated in the Edward West Survey, Abstract Number 339, Morris County, Texas, being all of that same called 2 acre tract now or formerly described in instrument to George Chambers, recorded in Volume A, Page 115 of the Deed Records of Morris County, Texas (D.R.M.C.T.), said 2.036 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod with cap stamped "TPS 100834-00" found at the intersection of the easterly margin of County Road 2115 (CR 2115), with the approximate centerline of County Road 4114 (CR 4114), for the northwesterly corner of said 148.636 acre tract,

THENCE North 89°01'09" East, 1782.49 feet, over and across said 148.636 acre tract, to a 1-1/2 inch iron pipe found (bent) for the northwesterly corner and **POINT OF BEGINNING**, of the herein described 2.036 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 7,077,390.000, E: 3,144,813.434**, Texas North Central Zone, (4202), grid measurements;

THENCE with the common line between said 2 acre tract and said 148.636 acre tract, the following four (4) courses and distances:

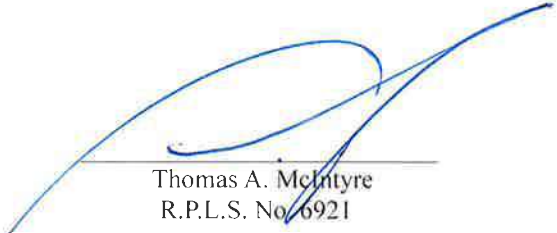
1. North 87°13'22" East, 420.49 feet, to a ½ inch iron rod found (bent) for corner;
2. South 02°40'48" East, 210.00 feet, to a 1 inch iron pipe found for corner;
3. South 86°54'08" West, 419.34 feet, to a 1 inch iron pipe found for corner;
4. North 02°59'33" West, 212.35 feet, to the **POINT OF BEGINNING** and containing a computed area of 2.036 acres of land within this Field Note Description.

LEAVING a calculated area of 146.600 (net) acres within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 9, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25299.

Bearings and distances recited herein are based on GPS observations and reference to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Texas North Central Zone (4202), grid measurements.

August 18, 2022
Date


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

