TEXAS PROFESSIONAL SURVEYING, LLC.
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 3
1.000 ACRES
IN THE S. SANCHEZ SURVEY, ABSTRACT NUMBER 31
FREESTONE COUNTY, TEXAS

BEING a 1.000 acre tract of land situated in the S. Sanchez Survey, Abstract Number 31, Freestone County, Texas, being a portion of that certain called 16.812 acre tract described in instrument to Matthew Marsh recorded under Instrument Number 2406010, Official Records Freestone County Texas (O.R.F.C.T), said 1.000 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" set for the northwesterly corner of the herein described 1.000 acre tract, from which a fence corner post found for the northwesterly common west corner of said 16.812 acre and interior corner certain tract shown to be owned by Pervie Jones, et al per Freestone County Appraisal District (F.C.A.D.) ID Number 7263, bears North 22°10'04" West, 690.72 feet. said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,595,522.47, E: 3,688,874.96**, Central Zone, grid measurements;

THENCE South 89°48'48" East, 341.47 feet, severing over and across said 16.812 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of that certain tract awarded to M.L. Boyd in Judgment recorded in Volume 14, Page 535 of the Civil Minutes of the District Court of Freestone County, Texas, for the northeasterly corner of the herein described 1.000 acre tract;

THENCE South 34°38'36" West, 90.64 feet, with westerly line of said M.L. Boyd tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly corner of the herein described 1.000 acre tract;

THENCE South 54°19'57" West, with the southeasterly line of said 16.812 acre tract, at a distance of 220.08 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northeasterly margin of County Road 296 (CR 296), in all, a total distance of 250.08 feet, to a calculated point in the centerline of said CR 296 for the southerly corner of said 16.812 acre tract and the herein described 1.000 acre tract;

THENCE with the centerline of said C.R. 296, the southwesterly line of said 16.812 acre tract, the following two (2) courses and distances:

1. North 26°07'56" West, 164.90 feet, to a calculated point for corner.
2. North 29°59'57" West, 28.60 feet, to a calculated point for the southwesterly corner of the herein described 1.000 acre tract;

THENCE North 00°11'12" East**,** continuing over and across said 16.812 acre tract, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of C.R. 296, in all, a total distance of 48.69 feet to the **POINT OF BEGINNING** and containing a computed area of 1.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 22, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 38080.

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

November 27, 2024
Date



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