



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

40.503 ACRES

IN THE JOHN M. WATSON SURVEY, ABSTRACT NUMBER 1075 CASS COUNTY, TEXAS

BEING a 40.503 acre tract situated in the John M. Watson Survey, Abstract No. 1075, Cass County, Texas, being a portion of that certain called 146.98 acre tract described as "Tract 13" in instrument to Maya Timber, LLC, recorded under Clerk's File Number 2019001393 of the Official Records of Cass County, Texas (O.R.C.C.T.), said 40.503 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the southerly line of that certain called 100 acre tract described in instrument to Wyatt King, recorded in Volume B3, Page 203 of the Deed Records of Cass County, Texas (D.R.C.C.T.), for the common northerly corner of said 146.98 acre tract, and that certain called 44.16 acre tract described as "Tract 2" in instrument to Steven D. Belyeu and Sherry A. Belyeu, recorded under Clerk's File Number 2016003111, O.R.C.C.T., being the northeasterly corner of the herein described 40.503 acre tract;

THENCE South 02°12'13" East, with the common line between said 146.98 acre tract and said 44.16 acre tract, at a distance of 1,376.56 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northwesterly margin of County Road 1779 (CR 1779), in all, a total distance of 1,402.42 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said CR 1779, for the southeasterly corner of the herein described 40.503 acre tract, from which a 1 inch iron pipe found for reference bears, South 02°12'13" East, 226.83 feet;

THENCE severing, over and across said 146.98 acre tract, along the approximate centerline of said CR 1779, the following fifteenth (15) courses and distances:

1. South 40°58'27" West, 42.59 feet, to a calculated point for corner;
2. South 29°44'50" West, 60.46 feet, to a calculated point for corner;
3. South 15°46'06" West, 124.45 feet, to a calculated point for corner;
4. South 34°01'06" West, 46.80 feet, to a calculated point for corner;
5. South 56°23'50" West, 40.98 feet, to a calculated point for corner;
6. South 80°02'31" West, 49.12 feet, to a calculated point for corner;
7. North 87°15'23" West, 95.51 feet, to a calculated point for corner;
8. North 89°48'37" West, 102.45 feet, to a calculated point for corner;
9. South 87°31'18" West, 58.37 feet, to a calculated point for corner;
10. South 85°45'27" West, 144.64 feet, to a calculated point for corner;
11. South 88°48'42" West, 179.13 feet, to a calculated point for corner;
12. South 86°11'17" West, 174.42 feet, to a calculated point for corner;
13. North 81°45'03" West, 52.31 feet, to a calculated point for corner;
14. North 65°08'26" West, 43.03 feet, to a calculated point for corner;
15. North 46°07'50" West, 26.88 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 146.98 acre tract, for the southwesterly corner of the herein described 40.503 acre tract, from which a ½ inch iron rod found for reference bears, South 02°16'10" East, 3,436.03 feet;

THENCE North 02°16'10" West, with the westerly line of said 146.98 acre tract, at a distance of 40.63 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northeasterly margin of said CR 1779, in all, a total distance of, 1,617.97 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of that certain called 50 acre tract described in instrument to E.L. Davis, recorded in Volume Y-2, Page 520, of the Deed Records of Cass County, Texas, (D.R.C.C.T.), for the northwesterly corner of said 146.98 acre tract, and the herein described 40.503 acre tract;

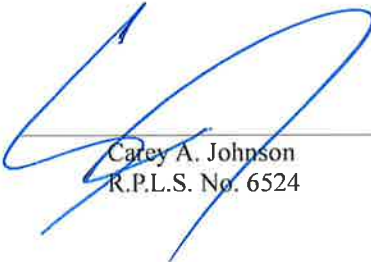
THENCE North 87°56'59" East, 1,075.00 feet, with the southerly line of said 50 acre tract and said 100 acre tract, common to the northerly line of said 146.98 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 40.503 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 27, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-358.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

March 16, 2021
Date



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