



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

64.217 ACRES

IN THE ANDERSON BARCLAY SURVEY, ABSTRACT NUMBER 105 AND THE JOHN MCGEE SURVEY, ABSTRACT NUMBER 427 POLK COUNTY, TEXAS

Being a 64.217 acre tract situated in the Anderson Barclay Survey, Abstract Number 105 and the John McGee Survey, Abstract Number 427, Polk County, Texas, being comprised of all that same called 33 acre tract described as "Tract 3" in instrument to Hollis D. Young, recorded in Volume 623, Page 519 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), all that same called 10 acre tract described in instrument to Hollis D. Young and Marcarita C. Young, recorded in Volume 989, Page 652, 654 and 658, O.P.R.P.C.T., being the same called 10 acre tract described in instrument to Marcarita C. Young and Hollis D. Young, recorded in Volume 1407, Page 501, O.P.R.P.C.T. and further described in Volume 117, Page 126 of the Deed Records of Polk County, Texas (D.R.P.C.T.), that certain called 7-3/4 acre tract (Young 7-3/4 acre tract) described as "Tract One" and that certain called 33 acre tract described as "Tract Two", both in instrument to Hollis D. Young, Jr., recorded in Volume 2576, Page 163, O.P.R.P.C.T., and that certain tract of land described as "Tract 1" in instrument to Hollis D. Young, recorded in Volume 623, Page 519, O.P.R.P.C.T., and further described in instrument recorded in Volume 117, Page 125, D.R.P.C.T., said 64.217 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch by 2 inch concrete monument found in the apparent common line between said Barclay Survey and the Wade Lyons Survey, Abstract Number 956, the northerly line of that certain called 33 acre tract described in instrument to Phillip Lowery (Lowrey 33 acre tract), recorded in Volume 1335, Page 817, O.P.R.P.C.T., for the common southerly corner of said "Tract 3" and that certain called 43.492250 acre tract described in instrument to Phillip W. Lowery, recorded in Volume 1155, Page 235, O.P.R.P.C.T., being the southerly southwest corner of the herein described 64.217 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,339,975.42, E: 4,039,163.55**, Central Zone, grid measurements;

THENCE with the common lines between said "Tract 3" and said 43.492250 acre tract, the following three (3) courses and distances:

1. North 00°49'56" West, 143.98 feet, to a 3 inch by 3 inch concrete monument found with a 3/8 inch iron for corner;
2. South 87°34'00" West, 681.71 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 02°52'33" West, at a distance of 1,214.85 feet, pass a railroad iron found for reference, in all, 1,235.72 feet, to a calculated point in the centerline of McManus Creek, for the common westerly corner of said "Tract 3" and that certain called 22 acre tract described in instrument to Phillip Lowery, recorded in Volume 1715, Page 252, O.P.R.P.C.T., being the northwesterly corner of the herein described 64.217 acre tract;

THENCE along the approximate centerline of McManus Creek, with the common line between said ninety (90) courses and distances:

1. North 41°02'22" East, 15.00 feet, to a calculated point for corner;
2. North 65°13'47" East, 29.07 feet, to a calculated point for corner;
3. North 75°04'54" East, 26.37 feet, to a calculated point for corner;
4. North 84°58'55" East, 46.42 feet, to a calculated point for corner;
5. North 60°20'25" East, 25.24 feet, to a calculated point for corner;
6. North 34°22'00" East, 34.38 feet, to a calculated point for corner;
7. North 07°48'26" East, 36.77 feet, to a calculated point for corner;
8. North 28°14'07" East, 11.69 feet, to a calculated point for corner;
9. North 87°04'17" East, 21.14 feet, to a calculated point for corner;
10. South 67°26'54" East, 27.51 feet, to a calculated point for corner;
11. South 68°16'39" East, 46.88 feet, to a calculated point for corner;
12. South 77°27'14" East, 46.08 feet, to a calculated point for corner;
13. North 63°22'39" East, 17.81 feet, to a calculated point for corner;
14. North 00°34'47" West, 16.31 feet, to a calculated point for corner;
15. North 27°09'42" West, 16.84 feet, to a calculated point for corner;
16. North 62°06'28" West, 21.14 feet, to a calculated point for corner;
17. North 34°49'47" West, 14.75 feet, to a calculated point for corner;
18. North 05°42'38" West, 23.77 feet, to a calculated point for corner;
19. North 01°36'54" West, 26.93 feet, to a calculated point for corner;
20. North 08°21'26" East, 19.74 feet, to a calculated point for corner;
21. North 52°44'43" East, 8.13 feet, to a calculated point for corner;
22. South 69°40'05" East, 13.64 feet, to a calculated point for corner;
23. South 64°52'28" East, 21.67 feet, to a calculated point for corner;
24. South 78°04'23" East, 22.74 feet, to a calculated point for corner;
25. North 58°43'13" East, 21.09 feet, to a calculated point for corner;
26. North 34°05'10" East, 20.06 feet, to a calculated point for corner;
27. North 04°04'18" East, 36.18 feet, to a calculated point for corner;
28. North 27°41'27" West, 27.54 feet, to a calculated point for corner;
29. North 09°00'20" West, 18.97 feet, to a calculated point for corner;
30. North 27°32'16" East, 19.23 feet, to a calculated point for corner;
31. North 37°04'10" East, 43.28 feet, to a calculated point for corner;
32. North 36°09'10" East, 60.30 feet, to a calculated point for corner;
33. North 00°43'10" West, 23.17 feet, to a calculated point for corner;
34. North 26°26'33" West, 23.42 feet, to a calculated point for corner;
35. North 76°03'11" West, 24.31 feet, to a calculated point for corner;
36. South 73°36'57" West, 17.80 feet, to a calculated point for corner;
37. North 83°16'15" West, 13.91 feet, to a calculated point for corner;
38. North 47°17'07" West, 17.04 feet, to a calculated point for corner;
39. North 23°27'51" West, 30.52 feet, to a calculated point for corner;
40. North 03°15'26" East, 33.05 feet, to a calculated point for corner;
41. North 10°53'23" West, 33.02 feet, to a calculated point for corner;
42. North 14°32'22" West, 21.43 feet, to a calculated point for corner;
43. North 13°11'15" East, 17.42 feet, to a calculated point for corner;
44. North 24°52'24" East, 25.78 feet, to a calculated point for corner;
45. North 17°12'11" East, 29.63 feet, to a calculated point for corner;
46. North 27°08'03" East, 20.08 feet, to a calculated point for corner;
47. North 02°32'13" West, 48.53 feet, to a calculated point for corner;

48. North 13°58'26" East, 13.82 feet, to a calculated point for corner;
49. North 37°02'27" East, 25.07 feet, to a calculated point for corner;
50. North 48°36'53" East, 19.04 feet, to a calculated point for corner;
51. South 83°42'58" East, 20.19 feet, to a calculated point for corner;
52. South 75°22'37" East, 41.71 feet, to a calculated point for corner;
53. South 80°56'23" East, 20.00 feet, to a calculated point for corner;
54. North 50°54'39" East, 15.00 feet, to a calculated point for corner;
55. North 44°05'52" East, 19.58 feet, to a calculated point for corner;
56. North 03°52'50" West, 15.17 feet, to a calculated point for corner;
57. North 14°17'14" West, 24.24 feet, to a calculated point for corner;
58. North 01°37'56" West, 18.82 feet, to a calculated point for corner;
59. North 21°07'24" East, 19.46 feet, to a calculated point for corner;
60. North 61°51'05" East, 16.56 feet, to a calculated point for corner;
61. South 85°14'01" East, 24.31 feet, to a calculated point for corner;
62. South 65°53'14" East, 16.18 feet, to a calculated point for corner;
63. South 61°38'35" East, 17.71 feet, to a calculated point for corner;
64. North 73°17'28" East, 18.23 feet, to a calculated point for corner;
65. North 13°12'31" East, 25.69 feet, to a calculated point for corner;
66. North 25°59'09" West, 21.06 feet, to a calculated point for corner;
67. North 41°56'20" West, 46.69 feet, to a calculated point for corner;
68. North 43°37'44" West, 48.75 feet, to a calculated point for corner;
69. North 46°05'01" West, 18.21 feet, to a calculated point for corner;
70. South 69°42'23" West, 19.58 feet, to a calculated point for corner;
71. South 59°11'52" West, 23.55 feet, to a calculated point for corner;
72. North 70°45'42" West, 22.91 feet, to a calculated point for corner;
73. North 47°56'10" West, 28.67 feet, to a calculated point for corner;
74. North 16°28'31" West, 27.19 feet, to a calculated point for corner;
75. North 09°59'54" East, 27.20 feet, to a calculated point for corner;
76. North 12°03'45" West, 48.60 feet, to a calculated point for corner;
77. North 05°30'40" West, 27.14 feet, to a calculated point for corner;
78. North 06°35'02" East, 23.11 feet, to a calculated point for corner;
79. North 16°49'06" East, 18.90 feet, to a calculated point for corner;
80. North 26°53'56" East, 19.03 feet, to a calculated point for corner;
81. North 46°58'57" East, 13.47 feet, to a calculated point for corner;
82. North 77°47'54" East, 16.94 feet, to a calculated point for corner;
83. North 83°37'26" East, 50.24 feet, to a calculated point for corner;
84. North 61°12'09" East, 19.60 feet, to a calculated point for corner;
85. North 29°51'40" East, 16.40 feet, to a calculated point for corner;
86. North 12°15'16" East, 29.80 feet, to a calculated point for corner;
87. North 20°29'44" East, 25.66 feet, to a calculated point for corner;
88. North 69°04'22" East, 29.84 feet, to a calculated point for corner;
89. South 80°55'21" East, 16.99 feet, to a calculated point for corner;
90. South 48°41'14" East, 6.26 feet, to a calculated point for a the common northerly corner of said "Tract 3" and that certain tract of described as "Tract B" in instrument to John Fuller, et al, recorded in Volume 1776, Page 992, O.P.R.P.C.T., (also called 42.10 acre tract described in a release of lien to John Fuller, et al, recorded in Volume 2046, Page 362, O.P.R.P.C.T.), being the northerly northeast corner of the herein described 64.217 acre tract;

THENCE South 03°57'48" East, with the common line between said "Tract 3" and said "Tract B", at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set, for reference, at a distance of 129.03 feet, pass a ½ inch iron pipe found in the apparent common line between said McGee Survey and said Barclay Survey, from which a ½ inch iron pipe found for reference bears, North 86°18'40" East, 1,352.81 feet, thence continuing with said common line, in all, a total distance of 1,233.20 feet, to a railroad iron for the common corner of said "Tract 3", said 10 acre tract, and said "Tract B", being an interior corner of the herein described 64.217 acre tract, from which a ½ inch iron rod found for reference bears, South 54°40'46" West, 3.37 feet;

THENCE North 86°11'22" East, 756.14 feet, with the common line between said 10 acre tract and said "Tract B", to a ⅝ inch iron rod found in the westerly line of that certain called 7-3/4 acre tract described as "Tract A, Tract No. 1" in said instrument to John Fuller, et al, for the common easterly corner of said 10 acre tract and said "Tract B", being a northeasterly corner of the herein described 64.217 acre tract;

THENCE South 04°45'36" East, 365.39 feet, with the common line between said 10 acre tract and said "Tract A, Tract No. 1", to a railroad iron found for the common westerly corner of said "Tract 1" and said "Tract A, Tract No. 1", being an interior corner of the herein described 64.217 acre tract;

THENCE North 86°34'33" East, 576.27 feet, with the common line between said "Tract 1" and said "Tract A, Tract No. 1", to a railroad iron found in the westerly line of that certain called 33 acre tract described in instrument to Horn Boys (Hern Boys tract), recorded in Volume 153, Page 546, D.R.P.C.T., for the common easterly corner of said "Tract 1" and said "Tract A, Tract No. 1", being the easterly northeast corner of the herein described 64.217 acre tract;

THENCE South 04°19'06" East, with the easterly line of said "Tract 1" and said Young 7-3/4 acre tract, common to the westerly line of said Horn Boys tract, at a distance of 519.74 feet, pass a railroad iron found for the common easterly corner of said "Tract 1" and said Young 7-3/4 acre tract, in all, a total distance of 1,029.51 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Barclay Survey and the J. I. Wilson Survey, Abstract Number 971, the westerly north line of that certain called 197.59 acre tract described as "Tract 101" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, O.P.R.P.C.T., for the common southerly corner of said Young 7-3/4 acre tract and said Horn Boys tract, being the southeasterly corner of the herein described 64.217 acre tract, from which a pine knot found for reference bears, North 86°52'41" East, 589.15 feet;

THENCE South 86°52'41" West, 1,362.69 feet, with the apparent northerly line of said Wilson Survey and said Lyons Survey, common to the apparent southerly line of said Barclay Survey, the southerly line of said Young 7-3/4 acre tract, said "Tract Two" and said "Tract 3", common to the northerly line of said 197.59 acre tract and said Lowery 33 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 64.217 acres of land within this Field Note Description.

SAVE AND EXCEPT ALL THAT PORTION OF PROPERTY THAT LIES WITHIN THE LYONS CEMETERY

This Field Note Description was prepared from a survey performed on the ground on February 6, 2025, by Texas Professional Surveying, LLC., and is referenced to Survey Drawing Project Number 39127.

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.

February 25, 2025
Date




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