



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 1
5.010 ACRES
IN THE JOSE NIETO SURVEY, ABSTRACT NUMBER 602
RUSK COUNTY, TEXAS

BEING a 5.010 acre tract of land situated in the Jose Nieto Survey, Abstract Number 602, Rusk County, Texas, being a portion of that certain called 51.350 acre tract described in instrument to Great State Investments, LLC., recorded in Volume 3846, Page 306, of the Official Public Records of Rusk County, Texas (O.P.R.R.C.T.), said 5.010 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 easterly margin of County Road 364 South, in the westerly line of said 51.350 acre tract, for the northwesterly corner of the herein described 5.010 acre tract, from which a 4 inch by 4 inch concrete monument found in the westerly line of said 51.350 acre tract bears, North 02°09'36" West, 1232.91 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **6,742,903.84**, E: **3,158,216.76**, North Central Zone, (4202), grid measurements;

THENCE severing, over and across said 51.350 acre tract, the following two (2) courses and distances:

1. North 87°53'36" East, 410.97 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 02°52'24" East, at a distance of 497.95 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said County Road 364 South, in all, a total distance of 527.95 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said County Road 364 South, in the common line between said 51.350 acre tract and the remainder of that certain called 110 acre tract, recorded in Volume 941, Page 15, of the Deed Records of Rusk County, Texas (D.R.R.C.T.), for the southeasterly corner of the herein described 5.010 acre tract;

THENCE South 88°11'37" West, 417.55 feet, with the southerly margin of said County Road 364 South, the common line between said 51.350 acre tract and said remainder of 110 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the southwesterly margin of said County Road 364 South, for the southwesterly corner of said 51.350 acre tract and the herein described 5.010 acre tract;

THENCE North 02°09'36" West, with the westerly line of said 51.350 acre tract, at a distance of 54.90 feet, pass a calculated point in the approximate centerline of said County Road 364 South, thence, continuing with easterly margin of said County Road 364 South, in all, a total distance of 525.72 feet, to the **POINT OF BEGINNING** and containing a computed area of 5.010 acres of land within this Field Note Description.

Said 5.010 acre tract is subject to the following 30 foot Utility Easement:

**FIELD NOTE DESCRIPTION
30 FOOT UTILITY EASEMENT
IN THE JOSE NIETO SURVEY, ABSTRACT NUMBER 602
RUSK COUNTY, TEXAS**

BEING a 30 foot Utility Easement (Easement), situated in the Jose Nieto Survey, Abstract Number 602, Rusk County, Texas, being over and across that certain called 51.350 acre tract described in instrument to Great State Investments, LLC., recorded in Volume 3846, Page 306 of the Official Public Records of Rusk County, Texas (O.P.R.R.C.T.), said easement 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 westerly line of said 51.350 acre tract, being the northwesterly corner of the herein described Easement, said **POINT OF BEGINNING** having a Texas State Plane coordinate value of **N: 6,744,135.87, E: 3,158,170.29**, Texas North Central Zone (4202), grid measurements;

THENCE South 71°03'39" East, 32.16 feet, with the westerly line of said 51.350 acre tract, to a calculated point for corner, being the northeasterly corner of the herein described Easement;

THENCE over and across said 51.350 acre tract the following five (5) courses and distances:

- 1) South 71°03'39" East, 32.16 feet, to a calculated point for corner;
- 2) South 02°09'36" East, 1687.23 feet, to a calculated point for corner;
- 3) North 88°11'37" East, 842.11 feet, to a calculated point for corner;
- 4) South 02°52'24" East, 30.01 feet, to a calculated point for corner;
- 5) South 88°11'37" West, 872.49 feet, to a calculated point for corner in the westerly line of said 51.350 acre tract, from which a 1/2 inch rod with cap stamped "TPS 100834-00" found for a common corner of said 51.350 acre tract and that certain remainder of a called 110 acre tract described in Volume 941, Page 15 of the Deed Records of Rusk County, Texas (D.R.R.C.T.), bears South 02°39'36" East, 30.00 feet;

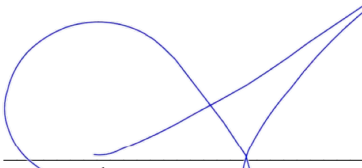
THENCE North 02°09'36" West, 1728.62 feet to the **POINT OF BEGINNING**, containing a computed area of 1.767 acres within this easement Description.

This Field Note Description was prepared from a survey performed on the ground on October 27, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 23398.

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), grid measurements.

October 27, 2023
Date




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