



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

### TRACT 2

36.746 ACRES

### IN THE HENRY R. LATIMER SURVEY, ABSTRACT NUMBER 650, CASS COUNTY, TEXAS

BEING a 36.746 acre tract of land, situated in the Henry R. Latimer Survey, Abstract Number 650, Cass County, Texas, and being a portion of that certain called 73.456 acre tract described in instrument to Morgan Timber Partners, LLC., recorded under Clerk's File Number 2021000756 of the Official Public Records of Cass County, Texas (O.P.R.C.C.T.), said 36.746 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1 inch iron pipe found in an arc of a curve to the right in the southerly margin of Farm to Market Road 1766 (FM 1766) for the common northerly corner of said 73.456 acre tract and that certain called 111.5450 acre tract described as "TRACT 2" in instrument to Billy Don Frost, recorded in Volume 866, Page 603, of the Deed Records of Cass County, Texas (D.R.C.C.T.);

THENCE in a northeasterly direction 49.60 feet, with the arc of said curve to the right, the southerly margin of said FM 1766, the northerly line of said 73.456 acre tract, having a radius of 1869.86, a central angle of  $01^{\circ}31'12''$  and a chord that bears North  $73^{\circ}50'09''$  East, 49.60 feet, to a 1/2 inch iron rod with cap found for the end of said curve;

THENCE North  $74^{\circ}17'11''$  East, 565.43 feet, continuing with the southerly margin of said FM 1766, the northerly line of said 73.456 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 36.746 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 7,153,796.11, E: 3,188,945.84, Texas North Central Zone, (4202), grid measurements;

THENCE North  $74^{\circ}17'11''$  East, 448.82 feet, continuing with the southerly margin of said FM 1766, the northerly line of said 73.456 acre tract, to a 1/2 inch iron rod with cap found for the common northerly corner of said 73.456 acre tract and that certain called 114.07 acre tract described in instrument to Scot Barry and Danielle Adams, recorded under Clerk's File Number 2015003086 O.P.R.C.C.T., being the northeasterly corner of the herein described 36.746 acre tract;

THENCE South  $12^{\circ}34'07''$  East, 1339.37 feet, with the common line between said 73.456 acre tract and said 114.07 acre tract, to a 1/2 inch iron rod found for the common corner of said 73.456 acre tract, said 114.07 acre tract and that certain called 82 acre tract described as "TRACT 1" in instrument to James A. House and Pamela J. House, recorded under Clerk's File Number 2007005929 O.P.R.C.C.T., being an angle point in the easterly line of the herein described 36.746 acre tract;

THENCE South  $04^{\circ}05'17''$  East, 1412.01 feet, with the common line between said 73.456 acre tract and said 82 acre tract, to a 1/2 inch iron rod with cap found in the apparent common line between said Latimer Survey and the Samuel F. Moore Survey, Abstract Number 690, the northerly line of that certain called 41 acre tract described as "TRACT 2" in said instrument to James A. House and Pamela J. House for the common southerly corner of said 73.456 acre tract and said 82 acre tract, being the southeasterly corner of the herein described 36.746 acre tract;

THENCE South  $86^{\circ}34'41''$  West, 644.80 feet, with the apparent common line between said Latimer Survey and said Moore, the common line between said 73.456 acre tract and said 42 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 36.746 acre tract;


THENCE North  $03^{\circ}55'21''$  West, 2638.80 feet, severing, over and across said 73.456 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 36.746 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 24, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24040.

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

April 6, 2022  
Date



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