

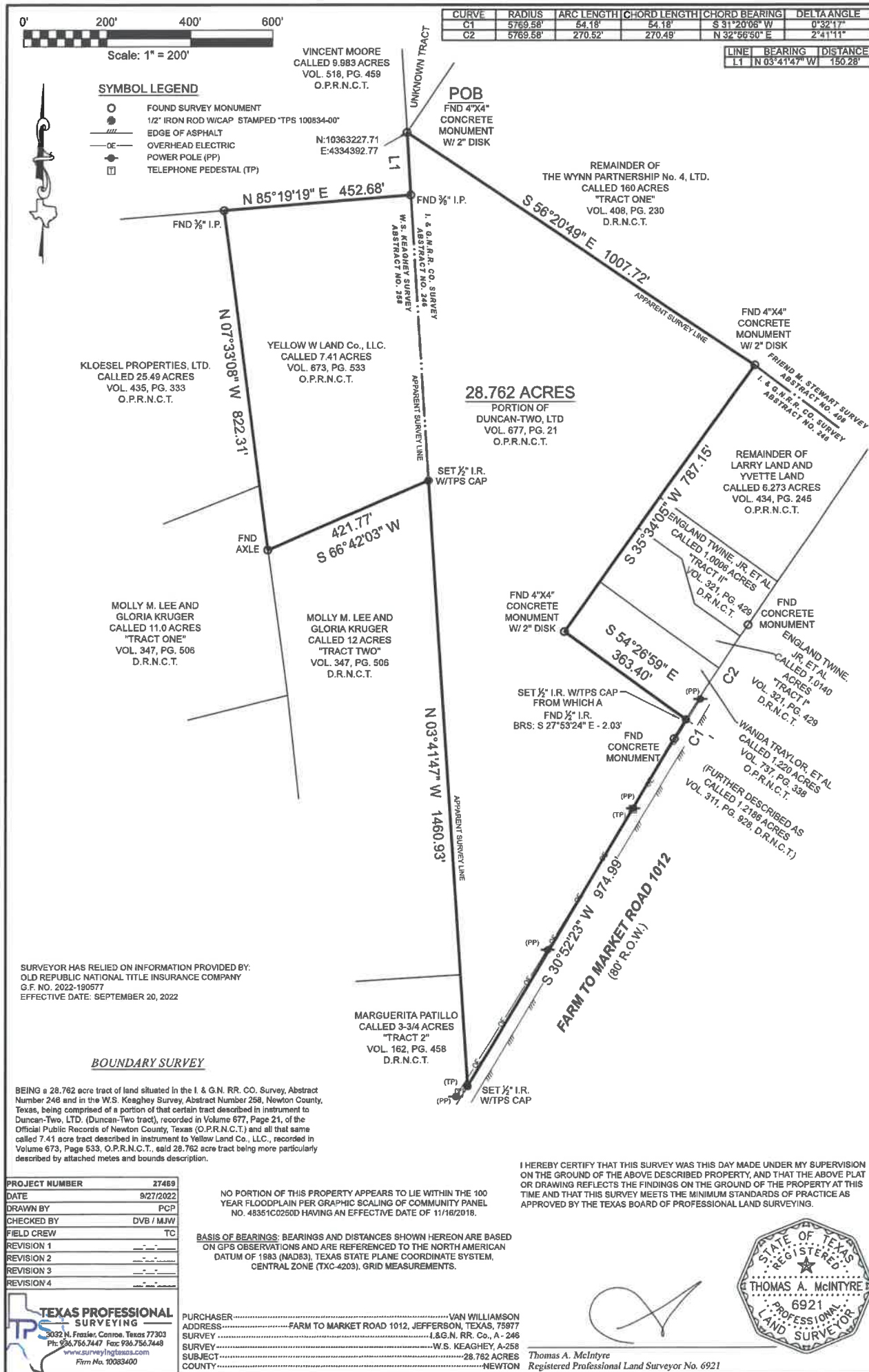


SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- 1/2" IRON ROD W/CAP STAMPED "TPS 100834-00"
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- POWER POLE (PP)
- TELEPHONE PEDESTAL (TP)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5769.58'	54.18'	54.18'	S 31°20'08" W	0°32'17"
C2	5769.58'	270.52'	270.49'	N 32°56'50" E	2°41'11"

LINE	BEARING	DISTANCE
L1	N 03°41'47" W	150.28'



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. NO. 2022-190577
EFFECTIVE DATE: SEPTEMBER 20, 2022

BOUNDARY SURVEY

BEING a 28.762 acre tract of land situated in the I. & G.N. RR. CO. Survey, Abstract Number 246 and in the W.S. Keaghey Survey, Abstract Number 258, Newton County, Texas, being comprised of a portion of that certain tract described in instrument to Duncan-Two, LTD. (Duncan-Two tract), recorded in Volume 677, Page 21, of the Official Public Records of Newton County, Texas (O.P.R.N.C.T.) and all that same called 7.41 acre tract described in instrument to Yellow Land Co., LLC., recorded in Volume 673, Page 533, O.P.R.N.C.T., said 28.762 acre tract being more particularly described by attached metes and bounds description.

PROJECT NUMBER	27469
DATE	9/27/2022
DRAWN BY	PCP
CHECKED BY	DVB / MJW
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	



NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48361C0250D HAVING AN EFFECTIVE DATE OF 11/16/2018.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER-----VAN WILLIAMSON
ADDRESS-----FARM TO MARKET ROAD 1012, JEFFERSON, TEXAS, 75977
SURVEY-----I. & G.N. RR. CO., A-246
SURVEY-----W.S. KEAGHEY, A-258
SUBJECT-----28.762 ACRES
COUNTY-----NEWTON

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921





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

28.762 ACRES

**IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 246
AND IN THE W.S. KEAGHEY SURVEY, ABSTRACT NUMBER 258
NEWTON COUNTY, TEXAS**

BEING a 28.762 acre tract of land situated in the I. & G.N. RR. CO. Survey, Abstract Number 246 and in the W.S. Keaghey Survey, Abstract Number 258, Newton County, Texas, being comprised of a portion of that certain tract described in instrument to Duncan-Two, LTD. (Duncan-Two tract), recorded in Volume 677, Page 21, of the Official Public Records of Newton County, Texas (O.P.R.N.C.T.) and all that same called 7.41 acre tract described in instrument to Yellow Land Co., LLC., recorded in Volume 673, Page 533, O.P.R.N.C.T., said 28.762 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch by 4 inch concrete monument with 2 inch disk found in the easterly line of that certain called 9.983 acre tract described in instrument to Vincent Moore, recorded in Volume 518, Page 459, O.P.R.N.C.T., for the common corner of said Duncan-Two tract and the remainder of that certain called 160 acre tract described as "Tract One" in instrument to The Wynn Partnership No. 4, LTD., recorded in Volume 408, Page 230 of the Deed Records of Newton County, Texas (D.R.N.C.T.), being the northerly corner of the herein described 28.762 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,363,227.71, E: 4,334,392.77, Texas Central Zone, (4203), grid measurements;

THENCE South 56°20'49" East, 1007.72 feet, with the apparent common line between said I. & G.N. RR. Co. Survey and the Friend M. Stewart Survey, Abstract Number 408, the common line between said Duncan-Two tract and said 160 acre tract, to a 4 inch by 4 inch concrete monument with 2 inch disk found for the common northerly corner of said Duncan-Two tract and the remainder of that certain called 6.273 acre tract described in instrument Larry Land and Yvette Land, recorded in Volume 434, Page 245, O.P.R.N.C.T., being an easterly corner of the herein described 28.762 acre tract;

THENCE South 35°34'05" West, 787.15 feet, with the northwesterly line of said remainder of 6.273 acre tract, that certain called 1.0006 acre tract described as "Tract II" in instrument to England Twine, Jr., et al, recorded in Volume 321, Page 429, D.R.N.C.T., that certain called 1.0140 acre tract described as "Tract I" in said instrument to England Twine, Jr., et al, and that certain called 1.220 acre tract described in instrument to Wanda Taylor, et al, recorded in Volume 737, Page 338, O.P.R.N.C.T., common to a southeasterly line of said Duncan-Two tract, to a 4 inch by 4 inch concrete monument with 2 inch disk found for the common southerly corner of said Duncan-Two tract and said 1.220 acre tract, being an interior corner of the herein described 28.762 acre tract;

THENCE South 54°26'59" East, 363.40 feet, with the common line between said Duncan-Two tract and said 1.220 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in and arc of a curve to the left in the northwesterly right-of-way of Farm to Market Road 1012 (FM 1012, 80 feet wide) for the easterly corner of the herein described 28.762 acre tract, from which a 1/2 inch iron rod for reference bears, South 27°53'24" East, 2.03 feet, a concrete monument found for reference bears North 32°56'50" East, 270.49 feet, (chord bearing and distance) and a 4 inch by 4 inch concrete monument with 2 inch disk found for the common easterly corner of said Duncan-Two tract and the remainder of that certain called 18.3 acre tract described in instrument to Gene S. Sells and Harrison Sells, recorded in Volume 277, Page 409, O.P.R.N.C.T., bears South 54°26'59" East, 651.35 feet;

THENCE the northwesterly right-of-way of said FM 1012, the following two (2) courses and distances:

1. Southwesterly, 54.18 feet, with the arc of said curve to the left having a radius of 5769.58 feet, a central angle of $00^{\circ}32'17''$, and a chord that bears South $31^{\circ}20'06''$ West, 54.18 feet, to a concrete monument found for the end of said curve;
2. South $30^{\circ}52'23''$ West, 974.99 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said I. & G.N. RR. Co. Survey and said Keaghey Survey for the common southerly corner of said Duncan-Two tract and that certain called 3-3/4 acre tract described as "Tract 2" in instrument to Marguerita Patillo, recorded in Volume 162, Page 458, D.R.N.C.T., being the southerly southwest corner of the herein described 28.762 acre tract, from which a 3/8 inch iron rod found for reference bears, South $30^{\circ}52'23''$ West, 586.50 feet, and a 4 inch by 4 inch concrete monument with 2 inch disk found for the apparent common southerly corner of said I. & G.N. RR. Co. Survey and said Keaghey Survey bears, South $03^{\circ}41'47''$ East, 793.47 feet;

THENCE North $03^{\circ}41'47''$ West, 1460.93 feet, with the apparent common line between said I. & G.N. RR. Co. Survey and said Keaghey Survey the easterly line of said 3-3/4 acre tract and that certain called 12 acre tract described as "Tract Two" in instrument to Molly M. Lee and Gloria Kruger, recorded in Volume 347, Page 506, D.R.N.C.T., common to the westerly line of said Duncan-Two tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said 7.41 acre tract and said 12 acre tract, being an interior corner of the herein described 28.762 acre tract;

THENCE South $66^{\circ}42'03''$ West, 421.77 feet, with the common line between said 7.41 acre tract and said 12 acre tract, to an axle found in the easterly line of an 11.0 acre tract described as "Tract One" in said instrument to Molly M. Lee and Gloria Kruger, for the common westerly corner of said 7.41 acre tract and said 12 acre tract, being the westerly southwest corner of the herein described 28.762 acre tract;

THENCE North $07^{\circ}33'08''$ West, 822.31 feet, with the easterly line of said 11.0 acre tract and that certain called 25.49 acre tract described in instrument to Kloesel Properties, LTD., recorded in Volume 435, Page 333, O.P.R.N.C.T., common to the westerly line of said 7.41 acre tract, to a 3/8 inch iron pipe found in the southerly line of said 9.983 acre tract for the common northerly corner of said 7.41 acre tract and said 25.49 acre tract, being the northwesterly corner of the herein described 28.762 acre tract;

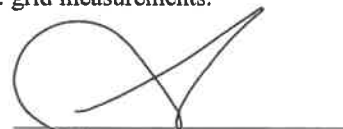
THENCE North $85^{\circ}19'19''$ East, 452.68 feet, with the common line between said 7.41 acre tract and said 9.983 acre tract, to a 3/8 inch iron pipe found in the apparent common line between said I. & G.N. RR. Co. Survey and said Keaghey Survey, the westerly line of said Duncan-Two tract for the common easterly corner of said 7.41 acre tract and said 9.983 acre tract, being an interior corner of the herein described 28.762 acre tract;

THENCE North $03^{\circ}41'47''$ West, 150.28 feet, with the apparent common line between said I. & G.N. RR. Co. Survey and said Keaghey Survey the common line between said Duncan-Two tract and said 9.983 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 28.762 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 27, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27469.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203). grid measurements.

September 30, 2022
Date


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

