

# LAWSON LAND SURVEYING, L.L.C.

191 DIANNA DRIVE, GRAHAM, TX 76450

Firm No. 10128000

940-521-2465

October 5, 2023

Tract 4

## FIELDNOTES

**BEING** 19.078 acres out of the J. Poitevent Survey, Abstract No. 1508 and the R. J. Robertson Survey, Abstract No. 2176, Young County, Texas. Said 19.078 acres also being part of the land conveyed to Ivan Investments III, LP recorded in Inst. No. 23001395 and Inst. No. 23001393 of the Official Public Records of said county. Said 19.078 acres described in metes and bounds as follows:

**BEGINNING** at a 3 inch fence post found at the most north northeast corner of said Poitevent survey;

THENCE S 0°10'27" E 982.03 feet with the west line of the E. L. Douglass Survey, Abstract No. 2156 to a 3/8 inch iron rod set at the southwest corner of said Douglass survey;

THENCE S 89°19'27" W 700.01 feet to a 3/8 inch iron rod set for corner;

THENCE North 403.82 feet to a 3/8 inch iron rod set for corner;

THENCE N 18°00'51" W 614.71 feet to a fence corner found in the south line of said Robertson survey;

THENCE N 0°15'19" W 191.32 feet to a 3/8 inch iron rod set in the center of Rocky Mound Road;

THENCE in a northeasterly direction with the centerline of said road N 66°46'31" E 205.73 feet to an angle point and N 63°27'06" E 157.5 feet to a 3/8 inch iron rod set for corner;

THENCE S 0°07'09" E 342.05 feet with the east line of a 2.0 acre tract to a 3/8 inch iron rod set for corner in the south line of said Robertson survey;

THENCE N 89°53'15" E 557.26 feet with the south line of said Robertson survey to the point of beginning containing 19.078 acres more or less.

(Bearing Base NAD83)

  
J.G. LAWSON, JR.

231004

