

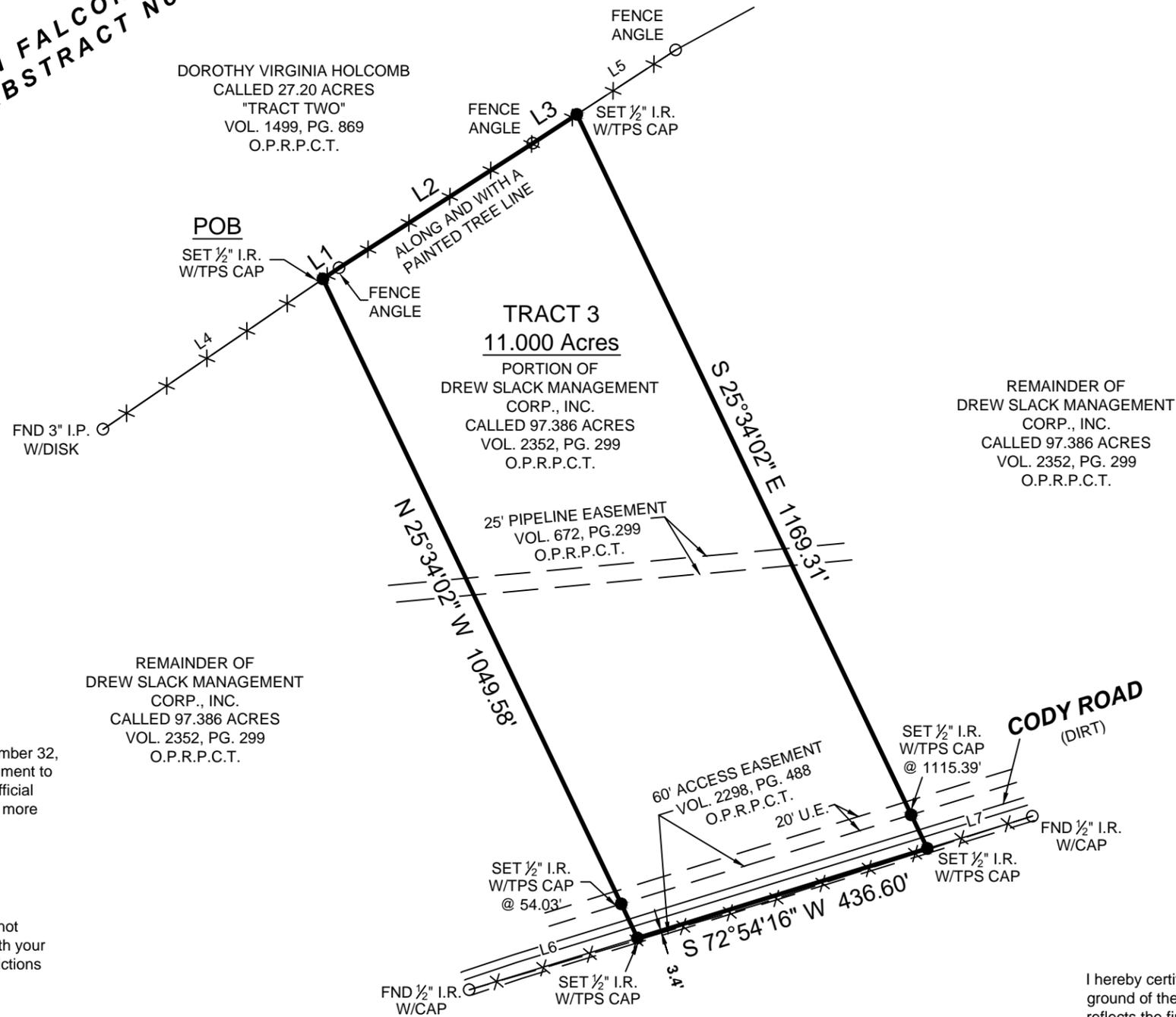


SYMBOL LEGEND

- P - Overhead Power Line
- ——— - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- * - Fire Hydrant
- ● - Power Pole
- □ - Telephone Pedestal
- ⊕ - Water Valve
- ⊞ - Water Meter
- ● - Set Iron Rod w/TPS Cap
- ○ - Fnd Iron Rod

**JUAN FALCON SURVEY
ABSTRACT No. 32**

LINE	BEARING	DISTANCE
L1	N 55°41'16" E	28.28'
L2	N 57°17'43" E	331.44'
L3	N 56°53'51" E	75.67'
L4	S 55°41'16" W	383.33'
L5	N 56°53'51" E	169.99'
L6	S 72°54'16" W	253.59'
L7	N 72°54'16" E	158.23'



BOUNDARY SURVEY

BEING a 11.000 acre tract of land situated in the Juan Falcon Survey, Abstract Number 32, Polk County, Texas, being a portion of that certain called 97.386 acre tract in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2352, Page 299 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.000 acre tract being more particularly described by attached metes and bounds description.

General Notes:

) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48373C0300C having an effective date 9/3/2010.

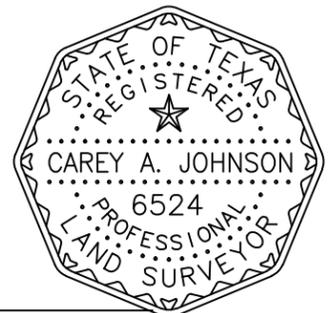
Job No.: H297-471_TR3
 Scale: 1"=200'
 Date: 8/25/2021
 Drawn By: AF
 Checked By: MJW/CPP
 Field Crew: JM
 Revised:

Purchaser Homeland Properties
 Address Cody Rd, Livingston, TX, 77351
 Lot _____, Block _____, Section _____
 Survey Juan Falcon, A 32
 Area 11.000 Acres
 Subdivision _____
 Cabinet _____, Sheet _____, Records _____
Polk County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
 Basis of Bearings

CHARLES H. OLDNER
 CALLED 29.371 ACRES
 VOL. 2150, PG. 244
 O.P.R.P.C.T.

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.



Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
 PROFESSIONAL SURVEYING, LLC
 32 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00



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
TRACT 3
11.000 ACRES
IN THE JUAN FALCON SURVEY, ABSTRACT NUMBER 32
POLK COUNTY, TEXAS

BEING a 11.000 acre tract of land situated in the Juan Falcon Survey, Abstract Number 32, Polk County, Texas, being a portion of that certain called 97.386 acre tract in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2352, Page 299 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly line of that certain called 27.20 acre tract described as "Tract Two" in instrument to Dorothy Virginia Holcomb, recorded in Volume 1499, Page 869, O.P.R.P.C.T., in an existing fence, a marked and painted tree line, being the northwesterly corner of the herein described 11.000 acre tract, from which a 3 inch iron pipe with disk found for a common corner of said 97.386 acre tract and that certain called 57.70 acre tract described as "Tract One" in said instrument to Dorothy Virginia Holcomb, bears South 55°41'16" West, 383.33 feet;

THENCE in a northeasterly direction, with the common line between said 97.386 acre tract and said 27.20 acre tract, along and with said fence, generally along said marked and painted tree line, the following three (3) courses and distances:

- 1) North 55°41'16" East, 28.28 feet, to a fence angle for corner;
- 2) North 57°17'43" East, 331.44 feet, to a fence angle for corner;
- 3) North 56°53'51" East, 75.67 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 11.000 acre tract;

THENCE South 25°34'02L East, severing said 97.386 acre tract, at a distance of 1115.39 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of Cody Road for reference, in all, a total distance of 1169.31 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Cody Road, the northerly line of that certain called 29.371 acre tract described in instrument to Charles H. Oldner, recorded in Volume 2150, Page 244, O.P.R.P.C.T., for the southeasterly corner of the herein described 11.000 acre tract, from which a ½ inch iron rod with cap found for reference bears North 72°54'16" East, 158.23 feet;

THENCE South 72°54'16" West, 436.60 feet, with the approximate centerline of said Cody Road, the common line between said 97.386 acre tract and said 29.371 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 11.000 acre tract, from which a ½ inch iron rod with cap found for reference bears South 72°54'16" West, 253.59 feet;

THENCE North 25°34'02" West, continuing across said 97.386 acre tract, at a distance of 54.03 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said Cody Road for reference, in all, a total distance of 1049.58 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 11.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 25, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-471.

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).

September 14, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524