



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
96.438 ACRES
IN THE HUGH ALLEN SURVEY, ABSTRACT NUMBER 557
NEWTON COUNTY, TEXAS

BEING a 96.438 acre tract situated in the Hugh Allen Survey, Abstract Number 557, Newton County, Texas, being comprised of all that same called 50 acre tract described as "Tract 1" and all that same called 50 acre tract described as "Tract 2" both described in instrument to Joey A. Pfeilder, recorded in Volume 731, Page 547 of the Official Records of Newton County, Texas (O.R.N.C.T.), said 96.438 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument with 2 inch disk found in the apparent common line between said Allen Survey and Mrs. Francis Deason Survey, Abstract Number 96, the northerly line of that certain called 2,095.25 acre tract described in instrument to Nordic Sabine River, LLC., recorded in Volume 726, Page 755, O.R.N.C.T., for the common southerly corner of said "Tract 1" and that certain called 40.00 acre tract described as "MO 5202" in instrument to MWF V Sabine River, LLC., recorded in Volume 721, Page 1, O.R.N.C.T., being the southwesterly corner of the herein described 76.438 acre tract, from which a 3 inch by 3 inch concrete with 2 inch disk found at a 2 inch iron pipe bears, South 86°09'14" West, 2,638.84 feet;

THENCE North 03°50'46" West, 1,339.50 feet, with the westerly line of said "Tract 1" and said "Tract 2" common to the easterly line of said 40.00 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Allen Survey and the John T. Lewis Survey, Abstract Number 280, the southerly line of that certain called 320.000 acre tract described as "MO 5107" in said instrument to MWF V Sabine River, LLC., for the common northerly corner of said "Tract 2" and said 40.00 acre tract, being the northwesterly corner of the herein described 96.438 acre tract, from which a 2 inch iron pipe found for reference bears, South 86°19'06" West, 2,638.82 feet;

THENCE North 86°19'06" East, 3,211.76 feet, along the apparent common line between said Allen Survey and said Lewis Survey, generally along and with a painted line, with the common line between said "Tract 2" and said 320.000 acre tract, to a 1 inch iron pipe found in the westerly edge of the overflow of the Sabine River, being the northeasterly corner of the herein described 96.438 acre tract;

THENCE along the westerly edge of said overflow the following thirteen (13) courses and distances:

1. South 14°53'53" East, 126.27 feet, to a calculated point for corner;
2. South 31°09'01" East, 96.93 feet, to a calculated point for corner;
3. South 29°39'53" West, 225.00 feet, to a calculated point for corner;
4. South 19°35'46" West, 123.36 feet, to a calculated point for corner;
5. South 05°29'50" East, 117.80 feet, to a calculated point for corner;
6. South 06°16'03" West, 178.84 feet, to a calculated point for corner;
7. South 08°07'23" West, 45.16 feet, to a calculated point for corner;
8. South 28°23'17" West, 81.76 feet, to a calculated point for corner;
9. South 32°36'45" West, 79.38 feet, to a calculated point for corner;
10. South 10°36'12" West, 109.62 feet, to a calculated point for corner;

11. South 70°50'54" East, 582.08 feet, to a calculated point for corner;
12. South 79°53'00" West, 24.82 feet, to a calculated point for corner;
13. South 27°26'55" West, 14.22 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 96.438 acre tract;

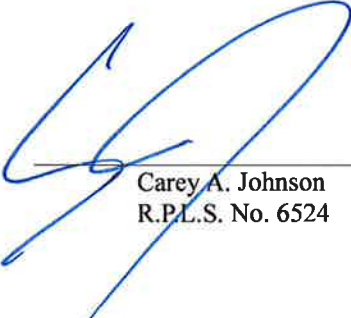
THENCE South 86°09'14" West, 3,455.37 feet, along the apparent common line between said Allen Survey and said Deason Survey, generally along and with a painted line, with the common line between said "Tract 1" and said 2,095.25 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 96.438 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 5, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-403.

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).

April 13, 2021
Date



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