



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
82.799 ACRES
IN THE JOHN D. LONG SURVEY, ABSTRACT NUMBER 387
TRINITY COUNTY, TEXAS

BEING a 82.799 acre tract of land situated in the John D. Long Survey, Abstract Number 387, Trinity County, Texas, being comprised of all that certain called 42.8884 acre tract described in instrument to George W. Michka, recorded in Volume 220, Page 616 of the Deed Records of Trinity County, Texas (D.R.T.C.T.), and all of that certain called 40.0 acre tract described in instrument to George W. Michka, recorded in Volume 319, Page 169, D.R.T.C.T. said 82.799 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument with 3 inch disk found in the easterly line of J. J. West Survey, Abstract Number 679, in the apparent common line between said Long Survey and J. Pointevent Survey, Abstract Number 501, in the westerly margin of Pegoda Ranch Road, in the easterly line of that certain called 32.200 acre tract described as "Tract 1" in instrument to Gerald C. Larson and Maria A. Larson recorded in Volume 1096, Page 740 of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.), for the common westerly corner of said 40.0 acre tract and those multiple tracts described in instrument to Ingka Investments Forest Assets, LLC (Ingka tracts), recorded in Volume 1029, Page 801, O.P.R.T.C.T., being the southwesterly corner of the herein described 82.799 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,366,200.38, E: 3,955,819.72**, Central Zone (4203), grid measurements;

THENCE North 02°59'11" West, 410.15 feet, with the apparent common line between said Long Survey and said West Survey, with the westerly margin of said Pegoda Ranch Road, with the common line between said 40.0 acre tract and said 32.200, to a 1 inch iron pipe found for the common corner of said 40.0 acre tract, said 32.200, and that certain called One acre tract described as "Tract 2" in instrument to Gerald C. Larson and Maria A. Larson recorded in Volume 1096, Page 740, O.P.R.T.C.T., and that certain called 83/100 acre tract described as "Tract 3" in instrument to Gerald C. Larson and Maria A. Larson recorded in Volume 1096, Page 740, O.P.R.T.C.T., being a westerly angle corner of the herein described 82.799 acre tract;

THENCE North 21°09'35" East, 715.05 feet, with the common line between said 40.0 acre tract, said 42.8884 acre tract, said 83/100 acre tract, and that certain called 21.04 acre tract described as "Tract I" in instrument to Susan Michelle, recorded in Volume 911, Page 654, O.P.R.T.C.T., to a 3/8 inch iron pipe found in the southeasterly line of said 21.04 acre tract, for the common westerly corner of said 42.8884 acre tract and that certain called 116.6 acre tract described now or formerly in instrument to V. B. Woods, recorded in Volume 195, Page 357, for the southwesterly corner of that certain called 59.27 acre tract described in instrument to Freddie Tillery and Dayna Tillery, recorded in Volume 1091, Page 108, O.P.R.T.C.T., being the northwesterly corner of the herein described 82.799 acre tract;

THENCE North 87°24'56" East, 2939.37 feet, with the common line between said 42.8884 acre tract and said 116.6 acre tract, to a fence corner post found in the southwesterly line of that certain tract described now or formerly in instrument to John David Woods, recorded in Volume 47, Page 831, D.R.T.C.T., for the common easterly corner of said 42.8884 acre tract and said 116.6 acre tract, being the northeasterly corner of the herein described 82.799 acre tract, from which a 5/8 inch iron rod found for reference bears, North 10°13'20" East, 0.62 feet;

THENCE South $34^{\circ}04'49''$ East, 636.59 feet, with the common line between said 42.8884 acre tract and said John Woods tract, to a 1/2 inch iron rod found in the apparent common line between said Long Survey and said Pointevent Survey, in a westerly line of said Ingka tracts, for the common southerly corner of said 42.8884 acre tract and said John Woods tract, being the easterly angle corner of the herein described 82.799 acre tract;

THENCE South $03^{\circ}16'10''$ East, 521.95 feet, with the apparent common line between said Long Survey and said Pointevent Survey, the common line between said 42.8884 acre tract, said 40.0 acre tract, and said Ingka tracts, to a concrete monument with a 3 inch disk found for the common easterly corner of said 40.0 acre tract and said Ingka tracts, being the southeasterly corner of the herein described 82.799 acre tract;

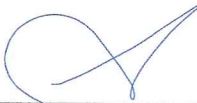
THENCE South $87^{\circ}25'00''$ West, 3563.23 feet, with the apparent common line between said Long Survey and said Pointevent Survey, the common line between said 40.0 acre tract and said Ingka tracts, to the **POINT OF BEGINNING** and containing a computed area of 82.799 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 21, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 31753.

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 10, 2023
Date




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

