

# LAWSON LAND SURVEYING, L.L.C.

191 DIANNA DRIVE, GRAHAM, TX 76450

Firm No. 10128000

940-521-2465

October 5, 2023

Tract 3

## FIELDNOTES

**BEING** 10.109 acres out of the J. Poitevent Survey, Abstract No. 1508 and the R. J. Robertson Survey, Abstract No. 2176, Young County, Texas. Said 10.109 acres also being part of the land conveyed to Ivan Investments III, LP recorded in Inst. No. 23001395 of the Official Public Records of said county. Said 10.109 acres described in metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found in the north line of said Poitevent survey and in the south line of said Robertson survey from which a 3 inch steel fence post found at the southeast corner of said Robertson survey bears N 89°52'40" E 887.08 feet;

THENCE S 18°00'51" E 614.71 feet to a 3/8 inch iron rod set for angle point;

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

THENCE S 89°19'27" W 514.99 feet to a 3/8 inch iron rod set for corner;

THENCE N 3°39'46" W 183.6 feet to a 3/8 inch iron rod set for corner;

THENCE N 26°38'04" E 297.87 feet to a 3/8 inch iron rod set for angle point;

THENCE N 7°11'58" W 425.56 feet to a fence corner for angle point;

THENCE N 40°33'35" W 206.57 feet to a 3/8 inch iron rod set for corner in the center of Rocky Mound Road a county road;

THENCE N 72°14'06" E 160.38 feet to an angle point and N 65°28'04" E 260.65 feet to a 3/8 inch iron rod set for corner;

THENCE S 0°15'19" E 191.32 feet to the point of beginning containing 10.109 acres more or less.

(Bearing Base NAD83)

231003

  
J.G. LAWSON, JR.

