

SYMBOL LEGEND

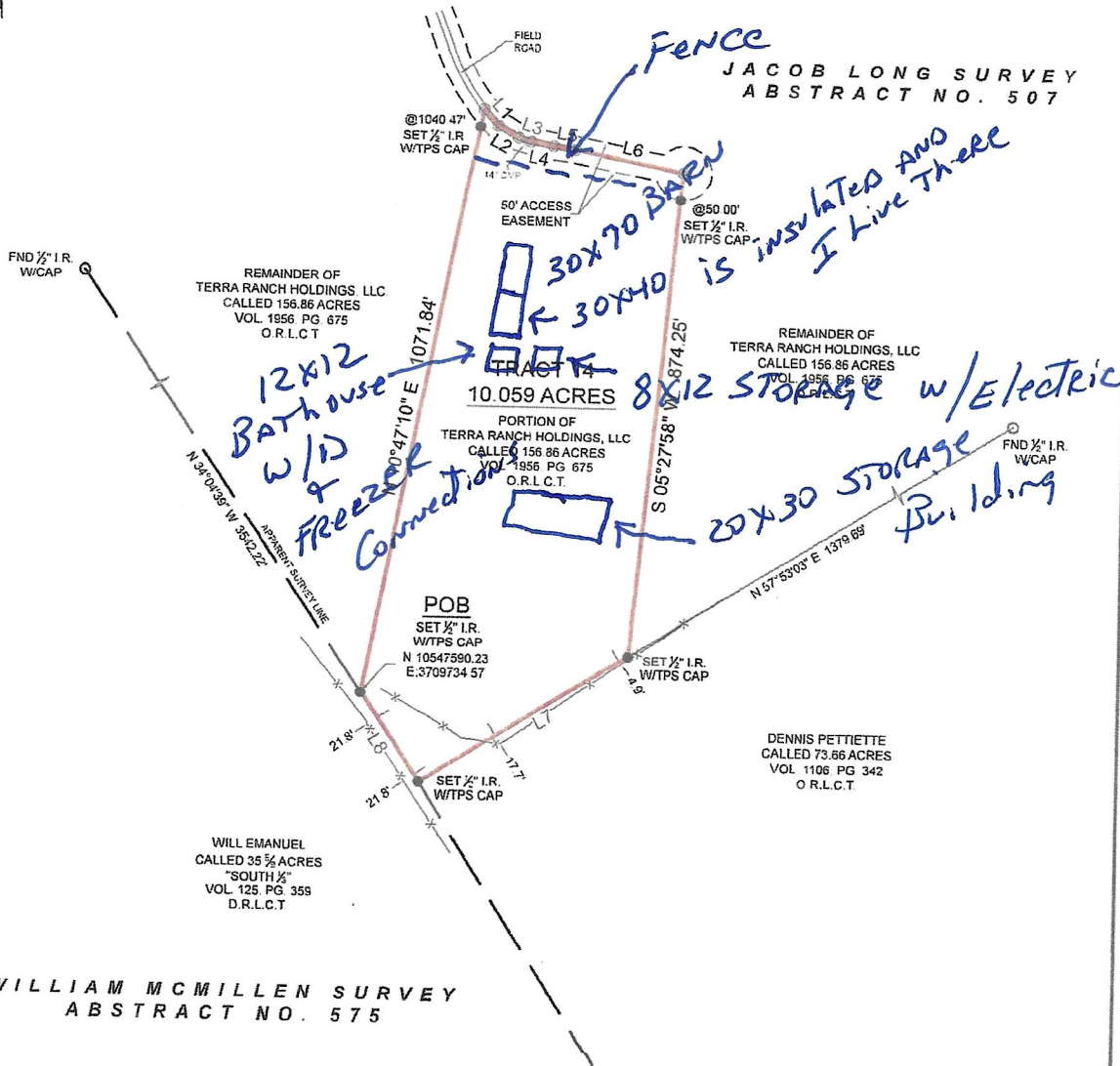
- X WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- CMP CORRUGATED METAL PIPE



LINE	BEARING	DISTANCE
L1	S 42° 02' 58" E	38.35'
L2	S 59° 39' 09" E	41.79'
L3	S 72° 46' 30" E	23.55'
L4	S 79° 20' 30" E	41.55'
L5	S 81° 00' 20" E	40.01'
L6	S 78° 38' 55" E	186.70'
L7	S 57° 53' 03" W	434.56'
L8	N 34° 04' 39" W	190.47'

REMAINDER OF
TERRA RANCH HOLDINGS, LLC
CALLED 156.86 ACRES
VOL. 1956, PG. 675
O.R.L.C.T.

JACOB LONG SURVEY ABSTRACT NO. 507



WILLIAM MCMILLEN SURVEY ABSTRACT NO. 575

GENERAL NOTES.

1) 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.

BOUNDARY SURVEY

BEING A 10.059 ACRE TRACT OF LAND SITUATED IN THE JACOB LONG SURVEY ABSTRACT NUMBER 507, LEON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 156.86 ACRE TRACT DESCRIBED IN INSTRUMENT TO TERRA RANCH HOLDINGS, LLC, RECORDED IN VOLUME 1956, PAGE 675 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS (O.R.L.C.T.), SAID 10.059 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

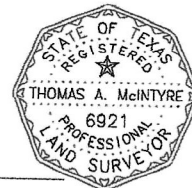
PROJECT NUMBER	34292 TRACT 7
DATE	11-01-2023
DRAWN BY	ADV
CHECKED BY	TNK / MLW
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PURCHASER
ADDRESS
SURVEY
SUBJECT
COUNTY

COUNTY ROAD 242, OAKWOOD TX 75856
JACOB LONG, A 507
10.059 ACRES
LEON

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921





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 14

10.059 ACRES

IN THE JACOB LONG SURVEY, ABSTRACT NUMBER 507 LEON COUNTY, TEXAS

BEING a 10.059 acre tract of land situated in the Jacob Long Survey, Abstract Number 507, Leon County, Texas, being a portion of that certain called 156.86 acre tract described in instrument to Terra Ranch Holdings, LLC., recorded in Volume 1956, Page 675, of the Official Records of Leon County, Texas (O.R.L.C.T.), said 10.059 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Long Survey and the William McMillen Survey, Abstract Number 575, in the common line between said 156.86 acre tract and that certain called 35 5/9 acre tract described as "South 1/3" in instrument to Will Emanuel, recorded in Volume 125, Page 359, of the Deed Records of Leon County, Texas (D.R.L.C.T.), for the southwesterly corner of the herein described 10.059 acre tract, from which a 1/2 inch iron rod with cap found for the common northerly corner of said 156.86 acre tract and that certain called 106 2/3 acre tract described as "Tract 2" in instrument to David W. Ellis and Bertha C. Ellis, recorded in Volume 1908, Page 134, O.R.L.C.T. bears North 34°04'39" West, 3542.22 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,547,590.23, E: 3,709,734.57, Central Zone, (4203), grid measurements;

THENCE North 10°47'10" East, severing, over and across said 156.86 acre tract, at a distance of 1040.47 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the westerly margin of an existing field road, in all, a total distance of 1071.84 feet, to a calculated point in the approximate centerline of said existing field road, for the northwesterly corner of the herein described 10.059 acre tract;

THENCE with the approximate centerline of said existing field road, continuing, over and across said 156.86 acre tract, the following five (5) courses and distances:

1. South 42°02'56" East, 38.38 feet, to a calculated point for corner;
2. South 59°39'09" East, 41.79 feet, to a calculated point for corner;
3. South 72°46'30" East, 23.59 feet, to a calculated point for corner;
4. South 79°20'30" East, 41.55 feet, to a calculated point for corner;
5. South 81°00'20" East, 40.01 feet, to a calculated point for an angle point in the northerly line of the herein described 10.059 acre tract;

THENCE continuing, over and across said 156.86 acre tract, the following two (2) courses and distances:

1. South 78°36'55" East, 196.70 feet, to a calculated point for corner;
2. South 05°27'58" West, at a distance of 50.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 874.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 156.86 acre tract and that certain called 73.66 acre tract described in instrument to Dennis Pettiette, recorded in Volume 1106, Page 342, O.R.L.C.T., for the southeasterly corner of the herein described 10.059 acre tract, from which a 1/2 inch iron rod with cap found for the common easterly corner of said 156.86 acre tract and said 73.66 acre tract bears, North 57°53'03" East, 1379.69 feet;

THENCE South $57^{\circ}53'03''$ West, 434.56 feet, with the common line between said 156.86 acre tract and said 73.66 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Long Survey and said McMillen Survey, in the easterly line of said $35 \frac{5}{9}$ acre tract, for the common westerly corner of said 156.86 acre tract and said 73.66 acre tract, being the southerly corner of the herein described 10.059 acre tract;

THENCE North $34^{\circ}04'39''$ West, 190.47 feet, with the apparent common line between said Long Survey and said McMillen Survey, the common line between said 156.86 acre tract and said $35 \frac{5}{9}$ acre tract, to the **POINT OF BEGINNING** and containing a computed area of 10.059 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 1, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34292.

Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone, (4203), grid measurements.

November 20, 2023
Date



A handwritten signature in blue ink, appearing to read "Thomas A. McIntyre", written over a horizontal line.

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