



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

350.000 ACRES

**IN THE J. S. ANGIER SURVEY, ABSTRACT NUMBER 707
IN THE E. CARTER SURVEY, ABSTRACT NUMBER 640
IN THE H. RUMFIELD SURVEY, ABSTRACT NUMBER 490
IN THE ISOM MACK SURVEY, ABSTRACT NUMBER 645
IN THE A. S. WILSON SURVEY, ABSTRACT NUMBER 599
AND IN THE GARZA IRRIGATION AND MFG CO. SURVEY, ABSTRACT NUBER 630
WALKER COUNTY, TEXAS**

BEING a 350.000 acre tract of land situated in the J. S. Angier Survey, Abstract Number 707, in the E. Carter Survey, Abstract Number 640, in the H. Rumfield Survey, Abstract Number 490, in the Isom Mack Survey, Abstract Number 645, in the A. S. Wilson Survey, Abstract Number 599, and in the Garza Irrigation and MFG Co. Survey, Abstract Number 630, Walter County, Texas, being out of those tracts conveyed to Raydient, LLC by a certificate of merger, recorded in Volume 1297, Page 79 of the Official Records of Walker County, Texas (O.R.W.C.T.), and being further comprised of a portion of that certain called 334.08 acre tract described as "Fourth Tract", a portion of that certain called 164.12 acre tract described as "Twenty-First Tract", the remainder of that certain called 58.15 acre tract described as "Fifty-Ninth Tract", all of that certain called 7.85 acre tract described as "Eighty-Sixth Tract", a portion of that certain called 164.30 acre tract described as "One Hundred Thirty-Fifth Tract", and all of that certain called 149.58 acre tract described as "One Hundred Sixty-Sixth Tract", all described in instrument to Terrapointe, LLC., recorded in Volume 1265, Page 718, O.R.W.C.T., said 350.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the apparent common line between said Garza Irrigation and MFG Co. Survey and the A. Webb Survey, Abstract Number 608, in the westerly right-of-way of Farm to Market Road 3179 (100 feet wide), for the common easterly corner of said remainder of 58.15 acre tract and Lot 1, Block 1, of Oak Creek Subdivision, as shown on the map or plat thereof, recorded in Volume 1, Page 183, of the Plat Records of Walker County, Texas (P.R.W.C.T.), being the southeasterly corner of the herein described 350.000 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,227,614.46, E: 3,744,473.91**, Central Zone, grid measurements;

THENCE South 87°33'02" West, 2409.86 feet, with the apparent common line between said Garza Irrigation and MFG Co. Survey and said Webb Survey, the northerly line of Lots 1, 4, 5, and 6 of said Block 1, common to the southerly line of said remainder of 58.15 acre tract, to a 4 inch by 4 inch concrete monument with disk found for the apparent common southerly corner of said Garza Irrigation and MFG Co. Survey and said Wilson Survey, for the common southerly corner of said remainder of 58.15 acre tract and said 149.58 acre tract, being an angle point in the southerly line of the herein described 350.000 acre tract;

THENCE South 87°36'31" West, 3387.10 feet, with an apparent northerly line of said Webb Survey and said Mack Survey, common to the apparent southerly line of said Wilson Survey, the northerly line of Lots 7, 8, 9, 10, 11, 12, and 13 of said Block 1, and that certain tract shown to be owned by Charles W. Smither Co. (Charles Tract) per Walker County Appraisal District Identification Number (W.C.A.D. Id. No.) 21414, common to the southerly line of said 149.58 acre tract, to a 4 inch by 4 inch concrete monument found for an apparent common southerly corner of said Wilson Survey and said Mack Survey, for a common southerly corner of said 149.58 acre tract and said Charles Tract, being the southerly southwest corner of the herein described 350.000 acre tract;

THENCE North 02°37'47" West, 596.03 feet, with the apparent common line between said Wilson Survey and said Mack Survey, the common line between said 149.58 acre tract and said Charles Tract, to a 4 inch by 4 inch concrete monument with disk found for the common easterly corner of said 7.85 acre tract and said Charles Tract, being an interior corner of the herein described 350.000 acre tract;

THENCE North 83°24'55" West, 350.26 feet, with the common line between said 7.85 acre tract and said Charles Tract, to a 3 inch by 3 inch concrete monument with disk found for the apparent common southerly corner of said Mack Survey and said Rumfield Survey, for the common southerly corner of said 164.30 acre tract and said 7.85 acre tract, being an angle point in the southerly line of the herein described 350.000 acre tract;

THENCE North 83°31'53" West, 420.74 feet, with the apparent common line between said Mack Survey and said Rumfield Survey, the common line between said 164.30 acre tract and said Charles Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly southwest corner of the herein described 350.000 acre tract, from which a 3 inch round concrete monument found for reference, bears North 83°31'21" West, 2229.59 feet;

THENCE North 03°00'17" West, 3012.10 feet, severing, over and across said 164.30 acre tract and said 334.08 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 350.000 acre tract;

THENCE North 87°35'54" East, 3725.14 feet, severing, over and across said 334.08 acre tract and said 164.12 acre tract, to a 5/8 inch iron rod found in the apparent common line between said Carter Survey and said Garza Irrigation and MFG Co. Survey, in the easterly line of said 164.12 acre tract, for a common westerly corner of said 334.08 acre tract and that certain called 12.00 acre tract described in instrument to Ryan M. Lampson, recorded under Instrument Number 50493, O.R.W.C.T., being the northerly northeast corner of the herein described 350.000 acre tract;

THENCE South 03°00'56" East, 3052.65 feet, with the apparent common line between said Carter Survey and said Garza Irrigation and MFG Co. Survey, with the westerly line of said 12.00 acre tract, that certain called 23.018 acre tract described in instrument to Lesley Benodin and Heather Benodin, recorded in Volume 1118, Page 483, O.R.W.C.T., that certain called 10.000 acre tract described in instrument to Lesley Benodin and Heather Benodin, recorded in Volume 1121, Page 52, O.R.W.C.T., that certain called 25.013 acre tract, now or formerly described in instrument to Lane S. Blair and Susan P. Blair, recorded in Volume 1271, Page 667, O.R.W.C.T., that certain tract described in instrument to Steven Lester Holland and Janet Ross Holand, recorded under Instrument Number 63324, O.R.W.C.T., and that certain called 33.53 acre tract described as "Tract Two" in instrument to Lane S. Blair and Susan P. Blair, recorded under Instrument Number 87674, O.R.W.C.T., common to the easterly line of said 164.12 acre tract and said 149.58 acre tract, to a 5/8 inch iron rod with cap found for the common southerly corner of said 149.58 acre tract and said 33.53 acre tract, being an interior corner of the herein described 350.000 acre tract;

THENCE North 87°13'16" East, 2600.73 feet, with the southerly line of said 33.53 acre tract, common to the northerly line of said 149.58 acre tract and said remainder of 58.15 acre tract, to a 5/8 inch iron rod with cap found in the westerly right-of-way of said Farm to Market Road 3179, for the common easterly corner of said remainder of 58.15 acre tract and said 33.53 acre tract, being the easterly northeast corner of the herein described 350.000 acre tract, from which a concrete monument (broken) found for reference, bears North 21°04'17" West, 611.69 feet;

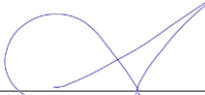
THENCE South 21°07'47" East, 729.41 feet, with the westerly right-of-way of said Farm to Market Road 3179, the easterly line of said remainder of 58.15 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 350.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 6, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 36721.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

May 22, 2024
Date




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