



**METES AND BOUNDS DESCRIPTION OF  
A 145.455 ACRE TRACT IN  
JOHN BROWN SURVEY, A-19  
MARION COUNTY, TEXAS**

That certain piece, parcel or tract of land containing 145.455 acres, being all of a called 145.490 acre tract, described in a deed to Charles Christopher Harvey, recorded in Volume 1064, Page 235, Marion County Official Public Records (M.C.O.P.R.), located within the John Brown Survey, A-19, Marion County, Texas, all as shown on plat of survey prepared by Bowman Consulting, on file as Job No. 381106, which tract is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

**BEGINNING** at a point for corner, in the centerline of Liberty Road, being the southeast corner of this tract, same being the northeast corner of a called 65.5 acre tract (Tract Two), described in a deed to Lois M. Chapman, recorded in Volume 515, Page 314, Marion County Deed Records (M.C.D.R.) and also being in the west line of a called 77.23 acre tract, described in a deed to Roger C. Pryor, recorded in Volume 326, Page 9, M.C.D.R.;

**THENCE** S 87° 54' 33" W, being the northernmost south line of this tract, same being the north line of said Chapman tract and also being the north line of a called 5.00 acre tract (Tract One), described in a deed to Lois M. Chapman, recorded in Volume 515, Page 314, M.C.D.R., at a distance of 30.60 feet, passing a found 3/8" iron rod (slick), for a total distance of 2089.57 feet, to a 3/8" iron rod (slick), found for an ell corner of this tract, same being the northwest corner of said 5.00 acre Chapman tract;

**THENCE** S 03° 37' 51" E, being the westernmost east line of this tract, same being the west line of said 5.00 acre Chapman tract, for a distance of 374.58 feet, to a 3/8" iron rod, found for the easternmost southwest corner of this tract, same being the southwest corner of said 5.00 acre Chapman tract and also being in the north line of a called 30.137 acre tract (Tract 3), described in a deed to Michael Lohman Et Ux, Stephanie Lohman, recorded in Volume 1045, Page 670, M.C.O.P.R., from which a found 1/2" iron rod with a plastic cap stamped "RPLS 4970", being the southeast corner of said 5.00 acre Chapman tract, in the west line of said 65.5 acre Chapman tract and the northeast corner of said Lohman tract, bears N 87° 27' 16" E, for a distance of 603.60 feet;

**THENCE** S 87° 41' 58" W, with the remnants of an existing fence, being the southernmost south line of this tract, same being the north line of said Lohman tract and also being the north line of the west half of a 58.00 acre tract, described in a deed to Ward Timber Holdings, LTD, recorded in Volume 848, Page 506, M.C.O.P.R., at a distance of 625.78 feet, passing a found 1/2" iron rod with a plastic cap stamped "RPLS 4670", being the northwest corner of said Lohman tract and the northeast corner of said Ward Timber Holdings, LTD tract, for a total distance of 1850.50 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the westernmost southwest corner of this tract, same being the southwest corner of said Ward Timber Holdings, LTD tract and in the east line of a called 54.161 acre tract, described in a deed to Ward Timber Holdings, LTD, recorded in Volume 765, Page 221, M.C.O.P.R.;

**THENCE** N 02° 41' 44" W, with an existing fence, being the west line of this tract, same being the east line of said 54.161 acre Ward Timber Holdings, LTD tract and also being in the east line of a called 2078.00 acre tract, described in a deed to FIA Growth and Value Arkansas 2017 Timber, LLC, recorded in Volume 935, Page 503, M.C.O.P.R., at a distance of 1058.54, passing a found 1/2" iron rod (bent), 0.34 feet to the right of the property line, for a total distance of 2055.16 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the northwest corner of this tract, same being an ell corner of said FIA Growth and Value Arkansas 2017 Timber, LLC tract;

**THENCE** N 86° 51' 19" E, with an existing fence, being the north line of this tract, same being the south line of said FIA Growth and Value Arkansas 2017 Timber, LLC tract, at a distance of 2189.55 feet, passing a found 6" iron pipe (standing), for a total distance of 2234.93 feet, to a point for corner, in the centerline of Liberty Road, being the northeast corner of this tract, same being the northwest corner of said Pryor tract;

**THENCE** with the centerline of Liberty Road and with the east line of this tract and the west line of said Pryor tract, the following three courses;

- 1) S 61° 11' 37" E, for a distance of 137.63 feet, to a point for corner,
- 2) S 60° 06' 29" E, for a distance of 236.47 feet, to a point for corner,
- 3) S 59° 11' 23" E, for a distance of 451.17 feet, to a point for corner, said point being the point of curvature of a curve to the right, said curve being concave to the west and being described as follows: Radius = 2493.03 feet, Delta = 13° 16' 20", Chord = S 52° 46' 35" E, 576.21 feet;

**THENCE** in a southerly direction, in the last described line, along the arc of the curve of the last described curve, for a distance of 577.50 feet, to a point for corner, being the point of tangency of said curve;

**THENCE** S 48° 38' 01" E, with the centerline of Liberty Road, continuing with the east line of this tract and the west line of said Pryor tract, for a distance of 250.02 feet, to a point for corner, said point being the point of curvature of a curve to the right, said curve being concave to the west and being described as follows: Radius = 834.12 feet, Delta = 34° 41' 55", Chord = S 36° 19' 50" E, 497.47 feet;

# Bowman

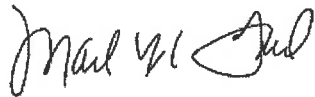
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**THENCE** in a southerly direction, in the last described line, along the arc of the curve of the last described curve, for a distance of 505.15 feet, to a point for corner, being the point of tangency of said curve;

**THENCE** S 21° 08' 33" E, with the centerline of Liberty Road, continuing with the east line of this tract and the west line of said Pryor tract, for a distance of 344.52 feet, to the **POINT OF BEGINNING**.

I, Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of June 2024.

**GIVEN UNDER MY HAND AND SEAL** this the 25<sup>th</sup> day of June, 2024



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Mark Henry Tooke  
Registered Professional Land Surveyor  
Texas Registration No. 6474

