

RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR

F.D. MCBRIDE & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

BOUNDARY SURVEYS
SUBDIVISIONS
WELL LOCATIONS
LEASE SURVEYS
PIPE LINES

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Description of a 382.30 acre tract
JUAN N. ACOSTA SURVEY, ABSTRACT NO. 1
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the JUAN N. ACOSTA SURVEY, ABSTRACT NO. 1, Anderson County, Texas, also being a part of those certain called 48.635 acre and 512.085 acre tracts conveyed to BigWoods on the Trinity, LLC by Robert F. McFarlane, Individually and Robert F. McFarlane, Trustee for the Wallace Scot McFarlane Contingent Trust; and Robert F. McFarlane, Trustee for the Susanna Marie McFarlane Contingent Trust; and Robert F. McFarlane, Trustee of the Fay Watson McFarlane Trust for the benefit of Scot McFarlane (aka Scott McFarlane, aka W. Scot McFarlane, aka Wallace Scot McFarlane); and Robert F. McFarlane, Trustee of the Fay Watson McFarlane Trust for the benefit of Anna McFarlane, September 10, 2014, recorded in Volume 2432, page 317 of the Deed Records of Anderson County, Texas, and all of that certain called 2.065 acre tract conveyed to Robert F. McFarlane by Victor Wunderlich et ux, January 24, 2001, recorded in Volume 1654, page 607 of the Deed Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at the Northwest corner of the residue of the above mentioned 512.085 acre tract and the upper Southwest corner of a called 148.172 acre tract described in Volume 1468, page 707 of the Deed Records of Anderson County, Texas, on the East bank of the Trinity River, from which a found 2" Pipe Post Brs. S 89° 59' 52" E - 112.05 feet.

THENCE S 89° 59' 52" E with the North line of the residue 512.085 acre tract and the upper South line of said 148.172 acre tract a distance of 1314.67 feet to a 1/2" Iron Rod found for corner at an interior corner of said 148.172 acre tract.

THENCE S 38° 16' 30" E with a Northeast line of the residue of said 512.085 acre tract and the upper Southwest line of said 148.172 acre tract a distance of 882.51 feet to a 1/2" Iron Rod found for corner at an interior corner of said 148.172 acre tract.

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THENCE S 1° 25' 03" E with an East line of the residue of said 512.085 acre tract and the West line of said 148.172 acre tract a distance of 3255.13 feet to a 1/2" Iron Rod found for corner at the lower Southwest corner of said 148.172 acre tract.

THENCE S 49° 07' 48" E with a Northeast line of said 512.085 acre tract and the lower Southwest line of said 148.172 acre tract, at 260.53 feet passing the lower Southeast corner of said 148.172 acre tract and the Northwest corner of the above mentioned 2.065 acre tract, in the East line of said 512.085 acre tract and the West line of a called 150 acre Tract Three described in Volume 989, page 444 of the Deed Records of Anderson County, Texas, continuing with the Northeast line of said 2.065 acre tract a total distance of 868.44 feet to a 1/2" Iron Rod found for corner at the East corner of said 2.065 acre tract and the Northwest corner of the above mentioned 48.635 acre tract.

THENCE S 26° 43' 14" E a distance of 43.42 feet to a 1/2" Iron Rod set for corner.

THENCE S 17° 36' 55" E a distance of 84.93 feet to a 1/2" Iron Rod set for corner.

THENCE S 1° 08' 32" E a distance of 1436.52 feet to a 1/2" Iron Rod set for corner.

THENCE S 27° 15' 22" E a distance of 971.81 feet to a corner in the South line of said 48.635 acre tract and on the East bank of the Trinity River, from which a set 1/2" Iron Rod Brs. N 27° 15' 22" W - 98.22 feet and a set 1/2" Iron Rod Brs. N 27° 15' 22" W - 547.54 feet.

THENCE in a Northwesterly direction with the South line of said 48.635 acre tract, the West line of said 512.085 acre tract and the meanders of the East bank of the Trinity River as follows: N 63° 21' 23" W - 95.22 feet, N 66° 06' 38" W - 363.85 feet, N 53° 48' 27" W - 366.55 feet, N 69° 57' 28" W - 299.39 feet, N 72° 49' 41" W - 407.83 feet, N 56° 28' 42" W - 261.05 feet, N 29° 43' 34" W - 140.65 feet, N 38° 08' 06" W - 231.52 feet, N 19° 57' 35" W - 240.34 feet, N 34° 09' 35" W - 690.29 feet, N 61° 21' 10" W - 219.35 feet, N 75° 59' 07" W - 257.07 feet, S 74° 22' 44" W - 491.11 feet, S 58° 06' 42" W - 260.71 feet, S 78° 22' 15" W - 427.28 feet, N 87° 15' 03" W - 106.06 feet, N 58° 34' 02" W - 167.47 feet, N 36° 46' 54" W - 245.16 feet, N 72° 01' 32" W - 84.31 feet, N 35° 08' 37" W - 187.23 feet, N

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19° 59' 15" W - 213.17 feet, N 25° 22' 31" W - 192.27 feet, N 17° 52' 12" W
- 239.09 feet, N 29° 14' 44" W - 146.11 feet, N 24° 14' 55" W - 128.81
feet, N 10° 07' 52" W - 139.50 feet, N 25° 20' 30" E - 96.02 feet, N 6° 09'
41" E - 239.70 feet, N 17° 20' 20" E - 183.21 feet, N 29° 54' 27" E -
327.94 feet, N 41° 42' 15" E - 223.23 feet, N 44° 10' 55" E - 352.92 feet,
N 38° 42' 58" E - 681.59 feet, N 23° 11' 17" E - 307.89 feet, N 15° 05' 04"
E - 301.17 feet, N 7° 23' 03" E - 318.97 feet, N 18° 01' 36" E - 442.04
feet, N 16° 16' 23" E - 592.92 feet, N 17° 13' 05" W - 55.36 feet, N 16°
30' 15" E - 109.83 feet and N 38° 42' 14" E - 29.98 feet to the place of
beginning, containing 382.30 acres of land.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091,
do hereby declare that the above field notes were prepared from an actual
survey made by me on the ground during the months of November, 2000, June,
2001, and November, 2019. Bearings derived from the lower West line of a
called 148.172 acre tract described in Volume 1468, page 707 of the Deed
Records of Anderson County, Texas. All set 1/2" Iron Rods have an orange
plastic cap stamped RPLS 4091. A plat of this property was prepared this
date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 10th day of December, 2019.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091

