



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

301.335 ACRES

IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16 AND THE B.B.B. & C. RR. CO. SURVEY, SECTION 132, ABSTRACT NUMBER 100 HARDIN COUNTY, TEXAS

BEING a 301.335 acre tract situated in the Willis Donahoe League, Abstract Number 16 and the B.B.B. & C. RR. Co. Survey, Section 132, Abstract Number 100, Hardin County, Texas, being comprised of all of that certain called 129.41 acre tract described as "Tract A" and all of that certain called 0.50 acre tract described as "Tract B" and all of that certain called 14 acre tract described as "Tract C" in instrument to Wade E. Graham and Mary Ann Graham, recorded in Volume 1164, Page 123 of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), all of certain remainder of a called 59.50 acre tract described as "Tract 1", all of that certain called 11.10 acre tract described as "Tract 2", all of that certain called 13.680 acre tract described as "Tract 3", all of that certain called 28.00 acre tract described as Tract 4", all of that certain called 15.00 acre tract described as "Tract 5" and all of that certain called 26.82 acre tract described as "Tract 6" in instrument to Wade E. Graham and Mary Ann Graham, recorded in Volume 1165, Page 168, O.P.R.H.C.T., all of that certain tract of land described as Lots 6, 8, 9, 11 and 15, Block C, of the Colorado-Batson Syndicate Subdivision, as shown on the map or plat thereof, recorded in Volume 26, Page 611 of the Deed Records of Hardin County, Texas (D.R.H.C.T.), in instrument to Wade E. Graham and Mary Ann Graham, recorded in Volume 1305, Page 1, O.P.R.H.C.T., all of that certain called east 6/10 of an acre of Lot 10 of said Block C, in instrument to Wade E. Graham, recorded in Volume 1322, Page 235, O.P.R.H.C.T., all of Lot 16, of said Block C, described as "First Tract" in instrument to Wade E. Graham and Mary Ann Graham, recorded in Volume 1352, Page 322, O.P.R.H.C.T., all of that certain called east 5/10 of an acre of Lot 1 of said Block C, described in instrument to Wade E. Graham, recorded in Volume 1354, Page 138, O.P.R.H.C.T., and all of Lot 4, Block D, of said Subdivision, in sworn affidavit to Wade E. Graham and Marry Ann Graham, recorded under Instrument Number 40250, O.P.R.H.C.T., said Tract A further described as all of Lots 2 and 3, Block B, of said Subdivision, all of Lot 1, Block E, of said Subdivision, and all of Lots 1 and 4, Block H, of said Subdivision, save and except the east 16 acres of Lot 4 of said Block H, said Tract B further described as the northerly portion of Lot 4, of said Block B, said Tract C further described as all of Lots 6, 7, 10 and 11 and the south 2 acres of Lot 5, of Block A, of said Subdivision, said Tract 2 further described as Lot 1, Block G, of said Subdivision, said Tract 3 further described as all of Lots 4, 8, 9, and 12 and the north 0.53 acres of Lot 3 and the north 1.03 acre of Lot 5, of said Block A, Tract 4 further described as Lots 1 and 4, Block B, said Tract 5 further described as Lots 1 and 3, of said Block D, said Tract 6 further described as all of Lots 2 and 3, of said Block E, of said Subdivision, said 301.335 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch iron pipe found in concrete for the apparent common corner of said Donahoe League, said B.B.B. & C. RR. Co. Survey, Section 132 and the Ruben D. Wood League, Abstract Number 56, a common corner of said Tract B, that certain called 1.474 acre tract described in instrument to Michael C. Kindle and Donna L. Kindle, recorded under Instrument Number 35851, O.P.R.H.C.T., and that certain tract of land shown to be owned by the Eddie and Terrie Booth Estate per Hardin County Appraisal District (H.C.A.D.) ID No. 14175, being the easterly northeast corner of the herein described 301.335 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:10104754.38, E:4108443.40, Central Zone (4203), grid measurement;

THENCE South 13°33'04" East, 1339.16 feet, with the apparent common line between said Donahoe and Wood Leagues, the easterly line of said Tract B and said Lot 4, Block B, common to the westerly line of said 1.474 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said apparent common line, the easterly line of said 1.474 acre tract, for the common easterly corner of said Lot 4, Block B and that certain called 13.41 acre tract now or formerly described as "Tract No. Five, Lot 4, Block E" in instrument to Fina Oil and Chemical Company, recorded in Volume 839, Page 694 of the Deed Records of Hardin County, Texas (D.R.H.C.T.), for the easterly southeast corner of the herein described 301.335 acre tract, from which a 1 inch iron pipe found for the southwesterly corner of said 1.474 acre tract bears South 13°33'04" East, 265.57 feet;

THENCE South 86°23'23" West, 377.39 feet, with the common line between said Lot 4, Block B and said Lot 4, Block E, to a 5/8 inch iron rod found in the southerly line of said Lot 4, Block B, for the common northerly corner of said Lot 3, Block E, and said Lot 4, Block E, being an interior corner of the herein described 301.335 acre tract;

THENCE South 06°43'19" West, 1058.60 feet, with the common line between said Lots 3 and 4, Block E, to a 1 inch iron pipe found in a northerly line of said Tract A, for the common southerly corner of said Lots 3 and 4, Block E, being an interior corner of the herein described 301.335 acre tract;

THENCE North 87°10'57" East, 155.43 feet, with the common line between said Tract A and said Lot 4, Block E, to a 1/2 inch iron rod with cap stamped "SESCO" found for the common northerly corner of said Tract A and that certain called 15.089 acre tract described in instrument to William Ard and Victoria Ard, recorded under Instrument Number 20803, O.P.R.H.C.T., being a northeasterly corner of the herein described 301.335 acre tract;

THENCE South 13°31'56" East, 1148.28 feet, with the common line between said Tract A and said 15.089 acre tract, to a 1/2 inch iron rod with cap stamped "SESCO" found in the northerly right-of-way of State Highway 105 (S.H. 105), for the common southerly corner of said Tract A and said 15.089 acre tract, being the southerly southeast corner of the herein described 301.335 acre tract;

THENCE South 82°12'07" West, 562.44 feet, with the northerly right-of-way of said S.H. 105, a southerly line of said Tract A, to a cross tie fence corner post found for the common corner of said Tract A and that certain tract of land described as a portion of Lot 2 and Lot 3 of said Block H, in instrument to Loryie E. Burch and Vidor L. Burch, recorded under Instrument Number 107910, O.P.R.H.C.T., being an angle point in the southerly line of the herein described 301.335 acre tract;

THENCE South 86°26'21" West, 1325.17 feet, with the common line between said Tract A and said Burch tract, to a 1/2 iron rod found for the common northerly corner of said Burch tract and that certain tract of land known locally as the Batson Substation, described in Quit Claim deed to Entergy Gulf States, Inc., being an angle point in the southerly line of the herein described 301.335 acre tract;

THENCE South 86°09'46" West, 698.62 feet, with the northerly line of said Batson Substation tract, that certain called 0.934 acre tract described in instrument to Michael C. Kindle and Donna L. Kindle, recorded in Volume 1353, Page 86, O.P.R.H.C.T., and that certain called 32,000 square feet tract of land described as a portion out of the northwest corner of Lot 2 of said Block H, in instrument to Dora Hobbs, recorded in Volume 772, Page 586, D.R.H.C.T., common to a southerly line of said Tract A, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of Lot 3, of Block G, of said Subdivision, for the common westerly corner of said Tract A and said Hobbs tract, being the southerly southwest corner of the herein described 301.335 acre tract;

THENCE North 06°01'07" East, 633.43 feet, with the easterly line of said Lots 2 and 3, Block G, common to a westerly line of said Tract A, to a 1-1/2 inch iron pipe with cap found for the common easterly corner of said Lots 1 and 2, Block G, being an interior corner of the herein described 301.335 acre tract;

THENCE South 86°29'36" West, with the northerly line of said Lot 2, Block G and that certain called 1.80 acre tract described in instrument to Richard Dale Childress, Jr., recorded in Volume 905, Page 315, D.R.H.C.T., common to the southerly line of said Lot 1, Block G, at a distance of 300.79 feet, pass a 1 inch iron pipe found for the northeasterly corner of said 1.80 acre tract, in all, a total distance of 882.38 feet, to a 2 inch iron pipe found in the northeasterly margin of First Street, for the common corner of said Lot 1, Block G, said 1.80 acre tract and that

certain called 2.17 acre tract described in instrument to Beneficial Texas, Inc. recorded in Volume 1528, Page 599, O.P.R.H.C.T., being a southwesterly corner of the herein described 301.335 acre tract;

THENCE North 06°03'50" East, 556.33 feet, with the common line between said Lot 1, Block G and said 2.17 acre tract, to a 3 inch iron pipe with cap found in concrete for the common corner of said Lot 1, Block G, said 2.17 acre tract, said Lot 4, Block D, the remainder of Lot 1, Block F, of said Subdivision, and Lot 13, Block C, for an angle point in a lower westerly line of the herein described 301.335 acre tract;

THENCE North 06°06'34" East, 528.81 feet, with the easterly line of said Lot 13, Block C and that certain called 2 acre tract described as Lot 14, Block C, in instrument to Martha Bevil Buchanan Wright and Barbara Ellen Buchanan, recorded under Instrument Number 99865, O.P.R.H.C.T., common to the westerly line of said Lot 4, Block D, to a 3 inch iron pipe with cap in concrete found for the common corner of said Lot 1 and Lot 4, Block D, said Lot 14 and Lot 15, Block C, being an interior corner of the herein described 301.335 acre tract;

THENCE South 86°23'52" West, 329.45 feet, with the common line between said Lots 14 and 15, Block C, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common corner of said 6/10 of an acre tract and Lots 11, 14 and 15, Block C, being an interior corner of the herein described 301.335 acre tract;

THENCE South 05°56'19" West, 264.45 feet, with the common line between said Lots 11 and 14, Block C, to a 1-1/2 inch iron pipe with cap found for the common corner of said Lots 11, 13 and 14, Block C, and that certain called 1/2 acre tract now or formerly described as being off of the east side of Lot 12, Block C, in instrument to L. A. Carlton, recorded in Volume 28, Page 421, D.R.H.C.T., being an exterior corner of the herein described 301.335 acre tract;

THENCE South 86°29'34" West, 661.78 feet, with the southerly line of said Lots 6 and 11, Block C, common to the northerly line of said Carlton tract, that certain called 1.5 acre tract described as the west half of said Lot 12, Block C, and that certain called 2 acre tract described as Lot 5, Block C, in said instrument to Martha Bevil Buchanan Wright and Barbara Ellen Buchanan, to a 1-1/2 inch iron pipe with cap found, bent, for the common corner of said Lots 4, 5 and 6, Block C, and that certain called 1 acre tract described as the south half of Lot 3, Block C, in said instrument to Martha Bevil Buchanan Wright and Barbara Ellen Buchanan, being a southwesterly corner of the herein described 301.335 acre tract;

THENCE North 06°15'49" East, 263.91 feet, with the easterly line of said 1 acre tract and that certain called 4 acre tract now or formerly described as the west 1-1/2 acres of Lot 1, Block C, all of Lot 2, Block C, and the north half of said Lot 3, Block C, in instrument to F.E. Hashaw, recorded in Volume 1344, Page 690, O.P.R.H.C.T., common to the westerly line of said Lot 6, Block C, to a 1-1/2 inch iron pipe with cap found in the easterly line of said 4 acre tract, for the common easterly corner of said Lot 6, Block C and that certain called 3.40 acre tract described as all of Lot 7, Block C and the west half of Lot 10, Block C, in said instrument to Martha Bevil Buchanan Wright and Barbara Ellen Buchanan, being a northwesterly corner of the herein described 301.335 acre tract;

THENCE North 86°25'31" East, 559.92 feet, with the northerly line of said Lots 6 and 11, Block C, in part common to the southerly line of said 3.40 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said Lot 11, for the southwesterly corner of said easterly 6/10 of an acre tract, being an interior corner of the herein described 301.335 acre tract;

THENCE North 05°59'49" East, 264.27 feet, with the westerly line of said easterly 6/10 of an acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said Lot 9, Block C, for the northwesterly corner of said easterly 6/10 of an acre, being an interior corner of the herein described 301.335 acre tract;

THENCE South 86°23'35" West, with the southerly line of said Lots 8 and 9, Block C, and said easterly 5/10 of an acre tract, in part common to the northerly line of said 3.40 acre tract and said 4 acre tract, at a distance of 560.39 feet, pass a 1-1/2 inch iron pipe with cap found for the common corner of said easterly 5/10 of an acre tract, said Lot 8, said 3.40 acre tract and said 4 acre tract, in all, a total distance of 642.45 feet, to a 1-1/2 inch iron pipe with cap found for a common corner of said easterly 5/10 of an acre tract and said 4 acre tract, being the westerly southwest corner of the herein described 301.335 acre tract;

THENCE North 05°59'30" East, 263.77 feet, with a common line between said easterly 5/10 of an acre tract and said 4 acre tract, to a 1-1/2 inch iron pipe with cap found in the southerly line of that certain called 3.21 acre tract described as "Tract 1" in instrument to Charles F. Yust, II and Margaret Budro Yust, recorded in Volume 731, Page 537, D.R.H.C.T., for the common northerly corner of said easterly 5/10 of an acre tract and said 4 acre tract, being the westerly northwest corner of the herein described 301.335 acre tract;

THENCE North 86°22'38" East, with the northerly line of said easterly 5/10 of an acre tract, said Lots 8, 9 and 16, Block C, common to the southerly line of said 3.21 acre tract and that certain remainder of called 40 acre tract described as "Tract 1" in instrument to Saratoga Oil Company, recorded in Volume 1174, Page 211, O.P.R.H.C.T., at a distance of 82.39 feet, pass a 1-1/2 inch iron pipe with cap found for the common northerly corner of said easterly 5/10 of an acre tract and said Lot 8, at a distance of 742.62 feet, pass a 1-1/2 inch iron pipe with cap found for the common northerly corner of said Lots 9 and 16, Block C, in all, a total distance of 1072.65 feet, to a 1-1/2 inch iron pipe with cap found for the common corner of said Lot 16, Block C, said Lot 1, Block D, said remainder of a called 40 acre tract and that certain tract of land described as Lots 1 and 2, of said Block A, in instrument to Saratoga Oil Company, recorded under Instrument Number 28906, O.P.R.H.C.T., being an angle point in a westerly north line of the herein described 301.335 acre tract;

THENCE North 86°26'24" East, 300.61 feet, with the southerly line of Lots 1, 2 and 3, Block A, common to the northerly line of said Lot 1, Block D, to a 1-1/2 inch pinch-top-pipe found in the northerly line of said Lot 1, Block D, for the common southerly corner of said Tract 3 and said Lot 3, Block A, being an interior corner of the herein described 301.335 acre tract;

THENCE North 06°00'37" East, 1088.74 feet, with the common line between said Lots 3 and 4, Block A, to a 1-1/2 inch iron pipe with cap found for an interior corner of said Tract 3 and the herein described 301.335 acre tract;

THENCE South 86°21'38" West, 100.03 feet, with a southerly line of said Tract 3 to a 1-1/2 inch iron pipe with cap found in the common line between said Lots 2 and 3, Block A, for a southwesterly corner of the herein described 301.335 acre tract;

THENCE North 06°00'17" East, 250.54 feet, with the common line between said Lots 2 and 3, Block A, to a 1-1/2 inch iron pipe with cap found in the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Section 132 Survey, the southerly line of that certain called 3.44 acre tract described as "Tract 10" in instrument to Batson Entertainment Ventures, LLC, recorded in Volume 1804, Page 802, O.P.R.H.C.T., for the common northerly corner of said Lots 2 and 3, Block A, being a northwesterly corner of the herein described 301.335 acre tract;

THENCE North 86°20'14" East, 69.47 feet, with the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Section 132 Survey, the common line between said Lot 3, Block A and said 3.44 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said apparent common line, the northerly line of said Lot 3, Block A, for the common southerly corner of said remainder of Tract 1 and said 3.44 acre tract, being an interior corner of the herein described 301.335 acre tract;

THENCE North 03°37'19" West, with the common line between said remainder of Tract 1 and said 3.44 acre tract, at a distance of 1.69 feet, pass a 3 inch iron pipe with cap found in concrete, for reference, in all, a total distance of 353.04 feet, to a 3 inch iron pipe with cap found in concrete for a common corner of said remainder of Tract 1, said 3.44 acre tract, and that certain 1 acre tract now or formerly described in instrument to Lone Acre Oil Co., being an angle point in the upper westerly line of the herein described 301.335 acre tract;

THENCE North 04°19'48" West, 419.07 feet, with the lower westerly line of said remainder of Tract 1, to a 1 inch iron pipe found for the common corner of said remainder of Tract 1, said Lone Acre Oil Co. tract, and that certain called 3.73 acre tract described as "Tract 4" in said instrument to Batson Entertainment Ventures, LLC, being an angle point in the upper westerly line of the herein described 301.335 acre tract;

THENCE North 03°43'15" West, 224.07 feet, with the common line between said remainder of Tract 1 and said 3.73 acre tract, to a 1 inch iron pipe found for the common corner of said remainder of Tract 1, said 3.73 acre tract

and that certain called 2 acre tract described as "Tract VII" in instrument to Varilla Land and Timber, Ltd., recorded in Volume 1582, Page 826, O.P.R.H.C.T., being an angle point in the upper westerly line of the herein described 301.335 acre tract;

THENCE North $03^{\circ}18'58''$ West, 297.90 feet, with a common line between said remainder of Tract I and said Tract VII, at a distance of 292.66 feet, pass a 2 inch iron pipe found, bent, for reference, in all, a total distance of 297.90 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 301.335 acre tract;

THENCE South $86^{\circ}09'27''$ West, 697.49 feet, with the northerly line of said Tract VII and that certain called 9 acre tract described in instrument to Saratoga Energy Corporation, recorded in Volume 1057, Page 623, O.P.R.H.C.T., common to a southerly line of said remainder of Tract I, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 9 acre tract, for the common southerly corner of said remainder of Tract I and that certain called 1 acre tract described as "Little & Mitchell 1 Acre" in instrument to Steward Energy Fund, LLC, recorded in Volume 1960, Page 870, O.P.R.H.C.T., being a southwesterly corner of the herein described 301.335 acre tract, from which a disk found in concrete for the apparent common corner of said BBB & C RR Co. Section 132 Survey, the W. H. Thaxton Survey, Section 850, Abstract Number 867, the J. J. Copley Survey, Section 832, Abstract Number 845, the Champion Choate Survey, Abstract Number 153 and the John Knight, Sr. Survey, Abstract Number 621, bears South $86^{\circ}36'16''$ West, 196.89 feet;

THENCE with the common lines between said remainder of Tract I and said Little & Mitchell 1 Acre tract, the following two (2) courses and distances:

1. North $16^{\circ}06'42''$ East, 235.41 feet, to a 2 inch iron pipe found for an interior corner of the herein described 301.335 acre tract;
2. South $86^{\circ}35'18''$ West, 196.91 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said B.B.B. & C. RR. Co. Section 132 Survey and said Champion Choate Survey, the easterly line of that certain "Gulf Fee Tract" described as Lots 9 and 10 of the J. B. Hooks Subdivision of said Choate Survey, as shown on the map or plat thereof recorded in Volume 23, Page 599, D.R.H.C.T., save and except 16.5 acres (net), in said instrument to Steward Energy Fund, LLC, for the common westerly corner of said remainder of Tract I and said Little & Mitchell 1 Acre tract, being a southwesterly corner of the herein described 301.335 acre tract;

THENCE North $16^{\circ}06'42''$ East, 886.84 feet, with the apparent common line between said B.B.B. & C. RR. Co. Section 132 Survey and said Choate Survey, the common line between said remainder of Tract I and said Gulf Fee Tract, to a 2 inch iron pipe found in concrete in the apparent southeasterly line of said Choate Survey, for the apparent common westerly corner of said B.B.B. & C. RR. Co. Survey and the Agustin Martinez de Lejarza Survey, Abstract Number 37, the southeasterly line of said Gulf Fee Tract, for the common westerly corner of said remainder of Tract I and that certain called 70 acre tract now or formerly described as "Tract Two" in instrument to Crebs Oil Company and KREA, Inc., recorded in Volume 899, Page 203, D.R.H.C.T., being the northerly northwest corner of the herein described 301.335 acre tract;

THENCE South $73^{\circ}45'16''$ East, 1319.68 feet, with the apparent common line between said B.B.B. & C. RR. Co. Section 132 Survey and said Lejarza Survey, the southwesterly line of said 70 acre tract and that certain tract of land shown to be owned by the Eddie and Terrie Booth Estate, per H.C.A.D. ID No. 77077, common to the northerly line of said remainder of Tract I, to a 6 inch painted and flagged iron fence corner post found for the northerly northeast corner of said remainder of Tract I, being the northerly northeast corner of the herein described 301.335 acre tract;

THENCE with the common lines between said remainder of Tract I and said Eddie and Terrie Booth Estate H.C.A.D. ID No. 14175 tract, the following five (5) courses and distances:

1. South $16^{\circ}00'08''$ West, 700.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a interior corner of the herein described 301.335 acre tract, from which a 2 inch iron pipe found, bent, for reference, bears North $87^{\circ}09'31''$ West, 20.10 feet;
2. South $74^{\circ}16'00''$ East, 241.43 feet, to a 2 inch iron pipe found for corner;
3. South $73^{\circ}24'31''$ East, 113.11 feet, to a 2 inch iron pipe found for corner;

4. South 73°28'59" East, 407.75 feet, to a 2 inch iron pipe found for a northeasterly corner of the herein described 301.335 acre tract;
5. South 03°53'54" East, 979.25 feet, to a 2 inch iron pipe found in the apparent common line between said B.B.B. & C. RR. Co. Section 132 Survey and said Donahoe League, the northerly line of Lot 1 Block B, for the southeasterly corner of said remainder of Tract 1, being an interior corner of the herein described 301.335 acre tract;

THENCE North 87°05'18" East, 193.28 feet, with the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Section 132 Survey, the common line between said Lot 1, Block B and said Eddie and Terrie Booth Estate H.C.A.D. ID No. 14175 tract, to a 1-1/2 inch iron pipe with cap found for the common northerly corner of said Lots 1 and 2, Block B, being angle point in an easterly north line of the herein described 301.335 acre tract;


THENCE North 86°24'12" East, 1177.60 feet, continuing with said apparent common line, the northerly line of said Lots 2 and 3, Block B and said Tract B, common to the southerly line of said Eddie and Terrie Booth Estate H.C.A.D. ID No. 14175 tract, to the **POINT OF BEGINNING**, containing a computed area of 301.335 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 27, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 21383.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

June 28, 2022
Date




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