

FIELD NOTE DESCRIPTION

TRACT TWO - 94.150 ACRES

ALL that certain tract of land in Anderson County, Texas, in the ELI A. BOWEN SURVEY, Abstract 8, being a portion of the residue of 243.58 acres in deed from Robert A. Brock, et ux to Scott T. Satterfield, et ux dated July 17, 2002, recorded in Volume 1733, Page 389 of the Anderson County Official Public Records (O.P.R.) And being more particularly described as follows:

w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 1" iron rod found marking the upper Southwest corner of the residue of said 243.58 acre tract in the East margin of oiled County Road 379 at the Northwest corner of 26 acres in Volume 2406, Page 181 O.P.R.

THENCE; In a Northerly direction with the East margin of the county road as follows:

N 01° 01' 12" W, 261.18 feet to a 1/2" iron rod w/cap set.
N 03° 13' 53" W, 142.54 feet to a 1/2" iron rod w/cap set.
N 01° 34' 41" W, 222.05 feet to a 1/2" iron rod w/cap set.
N 00° 31' 44" E, 73.02 feet to a 1/2" iron rod w/cap set.
N 01° 56' 16" E, 552.84 feet to a 1/2" iron rod w/cap set.

THENCE; N 88° 54' 15" E, along a fence 1242.65 feet to a 1/2" iron rod w/cap found in an East line of the residue of said 243.58 acre tract at an angle point in the West line of a 54.589 acre tract in Volume 2563, Page 420 O.P.R.

THENCE; S 06° 17' 47" E, with the lower West line of said 54.589 acre tract 1178.36 feet to a 9" treated post fence corner with a 60D nail found in top at the Southwest corner of the 54.589 acre tract and an interior corner of the residue of the 243.58 acre tract.

THENCE; N 84° 48' 14" E, with the South line of the 54.589 acre tract 1124.99 feet to an 8" treated post fence corner found marking the Southeast corner of the 54.589 acre tract and the Southwest corner of a 15 acre tract in Volume 2468, Page 475 O.P.R.

THENCE; N 84° 07' 26" E, with the South line of said 15 acre tract 321.32 feet to a 1/2" iron rod found marking the Southeast corner of the 15 acre tract and the Southwest corner of a 22.19 acre tract in Volume 1352, Page 89 O.P.R.

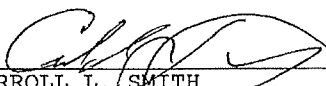
THENCE; N 85° 17' 31" E, with the South line of said 22.19 acre tract 369.00 feet to a 1/2" iron rod found marking a lower Northeast corner of the residue of said 243.58 acre tract and the Northwest corner of a 48.13 acre tract in Instrument No. 2022-4621 O.P.R.

THENCE; S 01° 57' 50" E, with the West line of said 48.13 acre tract 1184.22 feet to a 1/2" iron rod found marking a Southeast corner of the residue of the 243.58 acre tract and the Northeast corner of Tract 1 called 25.00 acres in Volume 1574, Page 189 O.P.R.

- THENCE; S 85° 15' 44" W, with the North line of said Tract 1 and the North line of Tract 3 called 30.361 acres in Volume 1574, page 189 O.P.R. 1912.18 feet to a 1/2" iron rod found marking an interior corner of the residue of the 243.58 acre tract and the Northwest corner of Tract 3.
- THENCE; S 83° 27' 57" W, 195.27 feet to a 1/2" iron rod found in a West line of the residue of the 243.58 acre tract at the Northeast corner of 14.431 acres in Volume 2313, Page 392 O.P.R. and the Southeast corner of said 26 acre tract.
- THENCE; N 03° 56' 50" W, with the East line of said 26 acre tract 1172.29 feet to a 1" iron rod found marking the Northeast corner of the 26 acre tract and an interior corner of the residue of the 243.58 acre tract.
- THENCE; S 85° 54' 40" W, with the North line of the 26 acre tract 1042.86 feet to the PLACE OF BEGINNING containing 94.150 acres.

Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, as determined by GPS observations.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on July 1, 2025. A map (C-2-1827) shows additional details and is a part of this survey.


CARROLL L. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181
Firm No. 10046800

