



215 WINCHESTER DR. STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FffIM REG. #10)94274

**TRACT 1 -11.000 ACRES**  
**TRACT 2 -11.000 ACRES**  
**TRACT 3-14.025 ACRES**  
**MATILDA MORRIS SURVEY, ABSTRACT 671**  
**SMITH COUNTY, TEXAS**  
**STONE BRANCH, LP**  
**JOB No. 252253**

**February 16, 2026**

**TRACT 2**

**BEING 11.000 ACRES OF LAND** situated in the Matilda Morris Survey, Abstract 671, Smith County, Texas and being part of that certain called 36.025 acre tract conveyed to Stone Branch, LP as recorded in Instrument No 202501031769 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a  $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set for corner in the north line of said called 36.025 acre tract, the most westerly south line of that certain called 140.42 acre tract conveyed to Anglin Living Trust as recorded in Instrument No. 2011 00047762 of the Official Public Records of Smith County, Texas, same being l' south of a barbed wire fence, and having a coordinate value of N: **6,826,029.315**, E: **3,047,017.127**, from which a  $\frac{1}{2}$ " iron rod found at a 6" wood fence corner post for the northeast corner of said called 36.025 acre tract bears N 86° 24'47" E-695.09';

**THENCE South 01°13'11" East** across said called 36.025 acre tract **a distance of 1206.42 feet** to a point for corner in the centerline of County Road No. 244, same being in the most westerly south line of said called 36.025 acre tract and the north line of the residue of that certain called 97.5 acre tract described as the "First Tract" in a deed to Alene Wilcoxen, et al as recorded in Volume 1098, Page 142 of the Deed Records of Smith County, Texas, from which a  $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set for reference bears **N 01°13'11" W-30.00**

**THENCE** with the most westerly south line of said called 36.025 acre tract and the north line of the residue of said called 97.5 acre tract, same being generally with the centerline of said County Road No. 244 as follows:

**North 84°21'04" West a distance of 237.70 feet** to a point, and  
**North 76°48'33" West a distance of 179.84 feet** to a point for corner in same, from which a  $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set for reference bears N 01°13'11" W-30.00';

**THENCE North 01°13'11" West** across said called 36.025 acre tract **a distance of 1116.29 feet** to a  $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set in the north line of said called 36.025 acre tract and the most westerly south line of said called 140.42 acre tract, from which a  $\frac{1}{2}$ " iron rod with cap (RPLS 5748) set at a 6" wood fence corner post for the northwest corner of said called 36.025 acre tract and the most westerly southwest corner of said called 140.42 acre tract bears S 86°24'47" W -455.05';

**THENCE North 86°24'47" East** with the north line of said called 36.025 acre tract, the most westerly south line of said called 140.42 acre tract, and generally with a barbed wire fence **a distance of 410.52 feet** back to the **PLACE OF BEGINNING**, as surveyed by Waylon R. Adams, R.P.L.S. No. 5748 during the month of September, 2025, and containing **11.000 ACRES OF LAND**, of which 0.311 acres lies within the occupied ROW of said County Road No. 244.

*Note: Bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83*