



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

586.248 ACRES

**IN THE GEORGE TOBY SURVEY, ABSTRACT NUMBER 557,
AND THE GORDIANO BADILLO 8 LEAGUES, ABSTRACT NUMBER 3
WALKER COUNTY, TEXAS**

BEING a 586.248 acre tract of land situated in the George Toby Survey, Abstract Number 557 and the Gordiano Badillo 8 Leagues, Abstract Number 3, Walker County, Texas, being a portion of that certain called 1,248.20 acre tract described as the "One Hundred Fifty-Second Tract" in instrument to Rayonier Forest Resources, L.P., recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas (O.R.W.C.T.), (being further described in Volume 25, Page 185, of the Deed Records of Walker County, Texas, D.R.W.C.T.), said 586.248 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly right-of-way of Farm to Market Road 2989 (width varies), being the northeasterly corner of the herein described 586.248 acre tract, from which a concrete monument found for reference bears, North 87°30'16" East, 852.88 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,310,574.98, E: 3,749,229.52**, Central Zone, grid measurements;

THENCE South 02°16'35" East, 3,823.22 feet, severing, over and across said 1,248.20 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the northeasterly corner of that certain called 409.000 acre tract described in instrument to Cedar Ridge Pine Forest, LLC., recorded under Instrument Number 97464, O.R.W.C.T., being the southeasterly corner of the herein described 586.248 acre tract;

THENCE South 87°43'25" West, with the northerly line of said 409.000 acre tract, at a distance of 5,064.62 feet, pass a 1/2 inch iron rod with cap found for the common northerly corner of said 409.000 acre tract and that certain called 238.637 acre tract described in instrument to HMRDM Properties, LLC., recorded under Instrument Number 104229, O.R.W.C.T., thence continuing with the northerly line of said 238.637 acre tract, in all, a total distance of 6,682.84 feet, to a 1/2 inch iron rod with cap found in the apparent common line between said George Toby Survey and the Elijah Anderson Survey, Abstract Number 2, the easterly line of that certain called 279.916 acre tract described as "Tract 2" in instrument to HMRDM Properties, LLC., recorded under Instrument Number 89015, O.R.W.C.T., for the northwesterly corner of said 238.637 acre tract, being the southwesterly corner of the herein described 586.248 acre tract;

THENCE North 02°50'54" West, 3,797.57 feet, with the apparent common line between said Toby Survey and said Anderson Survey, the common line between said 1,248.20 acre tract and said 279.916 acre tract, to a 1/2 inch iron rod with cap found in the southerly right-of-way of said Farm to Market Road 2989, being the northwesterly corner of the herein described 586.248 acre tract, from which a 6 inch concrete monument with 4 inch disk found for reference bears, North 02°49'04" West, 54.40 feet;

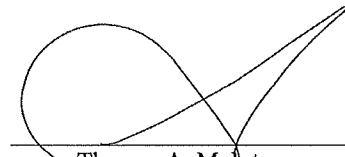
THENCE in an easterly direction, with the southerly right-of-way of said Farm to Market Road 2989, the northerly line of said 1,248.20 acre tract, the following three (3) courses and distances:

1. North 87°24'15" East, 741.68 feet, to a concrete monument found for corner;
2. North 88°15'56" East, 87.22 feet, to a concrete monument found for corner;
3. North 87°30'16" East, 5,891.820 feet, to the **POINT OF BEGINNING** and containing a computed area of 586.248 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 24, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 38847.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

June 25, 2026
Date



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