



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

300.073 ACRES

**IN THE JOHN F. MOREHEAD 1/3 LEAGUE, ABSTRACT NUMBER 365,
IN THE F.M. JACKSON SURVEY, ABSTRACT NUMBER 298,
IN THE CHARLES MASSINGTON SURVEY, ABSTRACT NUMBER 403,
AND IN THE SEABORN A. MILLS SURVEY, ABSTRACT NUMBER 408
WALKER COUNTY, TEXAS**

BEING a 300.073 acre tract of land situated in the John F. Morehead 1/3 League, Abstract Number 365, the F.M. Jackson Survey, Abstract Number 298, the Charles Massington Survey, Abstract Number 403, and in the Seaborn A. Mills Survey, Abstract Number 408, Walker County, Texas, being comprised of all of that same called 100.00 acre tract described in instrument to Brimberry, LLC., recorded under Instrument Number 47484, of the Official Records of Walker County, Texas (O.R.W.C.T.), all that same called 65.695 acre tract described in instrument to Brimberry, LLC., recorded under Instrument Number 74759, O.R.W.C.T., and all that same called 133-8/10 acre tract described in instrument to Brimberry, LLC., recorded under Instrument Number 48580, O.R.W.C.T., said 300.073 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly margin of State Highway 75, for the common westerly corner of said 100.00 acre tract and that certain called 5.895 acre tract described as "Tract No. 1" in instrument to Anthony L. Sherling and Rhonda D. Sherling, recorded in Volume 942, Page 197, O.R.W.C.T., being the most westerly northwest corner of the herein described 300.073 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,295,642.96, E: 3,739,482.25**, Central Zone, grid measurements;

THENCE with the southerly line of said 5.895 acre tract and that certain called 19.499 acre tract described as "Tract No. 2" in said instrument to Anthony L. Sherling and Rhonda D. Sherling, common to the westerly north line of said 100.00 acre tract, the following two (2) courses and distances:

1. South 88°43'47" East, 623.84 feet, to a 1/2 inch iron rod with cap found for corner;
2. North 87°41'08" East, at a distance of 825.49 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 835.49 feet, to a calculated point for the common easterly corner of said 100.00 acre tract and said 19.499 acre tract, being an interior corner of the herein described 300.073 acre tract;

THENCE North 02°44'03" West, 459.19 feet, continuing, with the common line between said 100.00 acre tract and said 19.499 acre tract, to a 1/2 inch iron rod with cap found in the apparent common line between said Jackson Survey and the Elijah Anderson League, Abstract Number 2, for the common northerly corner same, being a northwesterly corner of the herein described 300.073 acre tract;

THENCE with the apparent common line between said Jackson Survey and said Anderson League, the southerly line of said 19.499 acre tract and that certain called 161.766 acre tract described as "Tract II" in instrument to Randall D. Rudy and Russell T. Rudy, recorded in Volume 85, Page 421, O.R.W.C.T., common to the easterly north line of said 100.00 acre tract, the following two (2) courses and distances:

1. North 87°23'27" East, 1355.65 feet, to a 5/8 inch iron rod found for corner;
2. North 87°23'34" East, 897.35 feet, to a 5/8 inch iron rod found for the apparent common southerly corner of said Anderson League and the H.W. Raglin Survey, Abstract Number 465, the common southerly corner of said 161.766 acre tract and that certain called 12.59 acre tract described as "Tract 2", now or formerly, in instrument to Gibbs Brothers & Company, recorded in Volume 398, Page 406, of the Deed Records of Walker County, Texas (D.R.W.C.T.), being an angle point in a northerly line of the herein described 300.073 acre tract;

THENCE North 88°09'40" East, 148.95 feet, with the apparent common line between said Jackson Survey and said Raglin Survey, the common line between said 100.00 acre tract and said 12.59 acre tract, to a 5/8 inch iron rod found for the common southerly corner of said 12.59 acre tract and that certain called 12.597 acre tract described as "Tract 2" in instrument to Liviu Costin and Aurelia Costin, recorded in Volume 1031, Page 714, O.R.W.C.T., being an angle point in the northerly line of the herein described 300.073 acre tract;

THENCE North 88°10'05" East, 1364.74 feet, continuing with the apparent common line between said Jackson Survey and said Raglin Survey, the southerly line of said 12.597 acre tract and that certain called 25.17 acre tract described as "Tract 4" in instrument to Liviu Costin and Aurelia Costin, recorded under Instrument Number 62998, O.R.W.C.T., common to the easterly north line of said 100.00 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the apparent common southerly corner of said Raglin Survey and said Massington Survey, the common southerly corner of said 65.695 acre tract and said 25.17 acre tract, being an interior corner of the herein described 300.073 acre tract;

THENCE with the apparent common line between said Massington Survey and said Raglin Survey, the common line between said 65.695 acre tract and said 25.17 acre tract, the following two (2) courses and distances:

1. North 38°24'08" West, 1725.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 52°01'49" East, 688.31 feet, to a 5/8 inch iron rod with cap found in the southwesterly margin of Interstate Highway 45, for the common easterly corner of said 65.695 acre tract and said 25.17 acre tract, being the northerly corner of the herein described 300.073 acre tract;

THENCE with the southwesterly margin of said Interstate Highway 45, the northeasterly line of said 65.695 acre tract, the following four (4) courses and distances:

1. South 51°42'09" East, 399.87 feet, to a concrete monument found for corner;
2. South 46°41'29" East, 970.30 feet, to a concrete monument found for corner;
3. South 41°38'33" East, 2872.37 feet, to a concrete monument found for corner;
4. South 34°12'53" East, 641.40 feet, to a concrete monument found in the apparent common line between said Mills Survey and said Massington Survey, for the common easterly corner of said 65.695 acre tract and said 133-8/10 acre tract, being an angle point in the northeasterly line of the herein described 300.073 acre tract;

THENCE continuing with the southwesterly margin of said Interstate Highway 45, the northeasterly line of said 133-8/10 acre tract, the following three (3) courses and distances:

1. South 34°12'51" East, 668.20 feet, to a concrete monument found for corner;
2. South 46°34'06" East, 1404.43 feet, to a concrete monument found for corner;

3. South 41°38'24" East, 356.76 feet, to a 3 inch round concrete monument found for the common easterly corner of said 133-8/10 acre tract and that certain called 133-8/10 acre tract described as "Forth Tract (2)" in instrument to Sullivan Partners, Ltd. (Sullivan tract), recorded in Volume 304, Page 849, O.R.W.C.T., being the southeasterly corner of the herein described 300.073 acre tract;

THENCE South 89°19'16" West, 3424.38 feet, with the common line between said 133-8/10 acre tract and said Sullivan tract, to a 3 inch round concrete monument found in the apparent common line between said Mills Survey and said Jackson Survey, the easterly line of that certain called 256.5 acre tract described as "Fourth" in instrument to W.D. McAdams Co., recorded in Volume 183, Page 419, D.R.W.C.T. (further being conveyed to W.D. McAdams Co., LLC., recorded in Volume 1218, Page 493, O.R.W.C.T.), for the common westerly corner of said 133-8/10 acre tract and said Sullivan tract, being the southerly southwest corner of the herein described 300.073 acre tract;

THENCE North 02°48'14" West, 2580.41 feet, with the apparent common line between said Jackson Survey and said Mills Survey, the easterly line of said 256.5 acre tract and that certain called 19.54 acre tract described as "Tract 2B" in instrument to W.D. McAdams Co, recorded in Volume 838, Page 180, O.R.W.C.T. (further being conveyed to W.D. McAdams Co., LLC., recorded in Volume 1218, Page 493, O.R.W.C.T.), common to the westerly line of said 133-8/10 acre tract, to a 5/8 inch iron rod with cap found for the common easterly corner of said 100.00 acre tract and said 19.54 acre tract, being an interior corner of the herein described 300.073 acre tract;

THENCE South 87°56'29" West, 3200.46 feet, with the common line between said 100.00 acre tract and said 19.54 acre tract, to a 5/8 inch iron rod with cap found in an easterly line that certain called 3051.20 acre tract described as "Second" in instrument to W.D. McAdams Co., recorded in Volume 183, Page 419, D.R.W.C.T. (further being conveyed to W.D. McAdams Co., LLC., recorded in Volume 1218, Page 493, O.R.W.C.T.), for the common westerly corner of said 100.00 acre tract and said 19.54 acre tract, being a southwesterly corner of the herein described 300.073 acre tract;

THENCE with the common line between said 100.00 acre tract and said 3051.20, the following three (3) courses and distances:

1. North 02°49'40" West, 543.45 feet, to a 5/8 inch iron rod found for corner;
2. South 87°41'30" West, 2194.92 feet, to a 5/8 inch iron rod found for corner;
3. North 88°43'55" West, 577.50 feet, to a 5/8 inch iron rod found in the easterly margin of said State Highway 75, for the common westerly corner of said 100 acre tract and said 3051.20, being the westerly southwest corner of the herein described 300.073 acre tract;

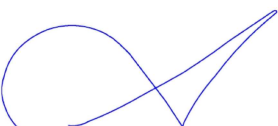
THENCE North 30°02'23" West, 93.63 feet, with the northeasterly margin of said State Highway 75, the westerly line of said 100.00 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 300.073 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 12, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 42099.

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.

March 30, 2026
Date




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