



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

194.257 ACRES

**IN THE ANDERSON M. HUDSON SURVEY, ABSTRACT NUMBER 370,
THE THOMAS BENTON SURVEY, ABSTRACT NUMBER 112,
AND THE MARY J. CANNON SURVEY, ABSTRACT NUMBER 176,
CHEROKEE COUNTY, TEXAS**

BEING a 194.257 acre tract of land situated in the Anderson M. Hudson Survey, Abstract Number 370, the Thomas Benton Survey, Abstract Number 112, and the Mary J. Cannon Survey, Abstract Number 176, Cherokee County, Texas, being comprised of the remainder of that certain called 193.758 acre tract described as "Tract One", and all that same called 11 acre tract described as "Tract Two", both in instrument to JVH Properties, LLC., recorded in Volume 1849, Page 345, of the Official Public Records of Cherokee County, Texas (O.P.R.C.C.T.), said 194.257 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found in the westerly margin of Farm to Market Road 1857, for the common easterly corner of remainder of said 193.758 acre tract and that certain called 2.81 acre tract described as "First Tract" in instrument to Sidronio R. Gonzalez and Mary H. Gonzalez, recorded in Volume 1561, Page 779, O.P.R.C.C.T., being the easterly southeast corner of the herein described 194.257 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,621,718.64, E: 3,876, 335.77**, Central Zone, grid measurements;

THENCE with the common line between remainder of said 193.758 acre tract and said 2.81 acre tract, the following four (4) courses and distances:

1. South 76°32'16" West, 596.83 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" for corner;
2. North 62°24'15" West, 226.12 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" for corner;
3. North 86°07'33" West, 65.46 feet, to a 3/8 inch iron rod found for corner;
4. South 88°18'08" West, 338.29 feet, to a 3/4 inch iron bolt found in the apparent common line between said Hudson Survey and said Benton Survey, for the common westerly corner of same, being an interior corner of the herein described 194.257 acre tract;

THENCE South 02°38'19" East, 145.00 feet, with the apparent common line between said Hudson Survey and said Benton Survey, and the common line between remainder of said 193.758 acre tract and said 2.81 acre tract, to a 1/2 inch iron rod found for the common westerly corner of said 2.81 acre tract and that certain called 2.52 acre tract described as "Second Tract" in said instrument to Sidronio R. Gonzalez and Mary H. Gonzalez, being an angle point in an easterly line of the herein described 194.257 acre tract;

THENCE South 01°55'09" East, 142.05 feet, continuing with the apparent common line between said Hudson Survey and said Benton Survey, the common line between remainder of said 193.758 acre tract and said 2.52 acre tract, to a 3/4 inch iron pipe found for the common easterly corner of the remainder of said 193.758 acre tract and that certain called 160 acre tract described as "First Tract" now or formerly in instrument to Southern Pine Lumber Company, recorded in Volume 94, Page 426, of the Deed Records of Cherokee County, Texas (D.R.C.C.T.), being a southeasterly corner of the herein described 194.257 acre tract;

THENCE South 87°03'15" West, 1830.12 feet, with the common line between remainder of said 193.758 acre tract and said 160 acre tract, to a t-post found for the common southerly corner of remainder of said 193.758 acre tract and that certain called 49.5 acre tract described as "CHE-129" in instrument to ThreeTree Southern Growth, LLC., recorded in Volume 2650, Page 513, O.P.R.C.C.T., being a southwesterly corner of the herein described 194.257 acre tract;

THENCE with the common line between remainder of said 193.758 acre tract and said 49.5 acre tract, the following two (2) courses and distances:

1. North 03°33'06" West, 810.56 feet, to a t-post found for corner;
2. South 87°58'11" West, 2650.56 feet, to a 3/8 inch iron rod found in the apparent common line between said Benton Survey and said Cannon Survey for the common corner of remainder of said 193.758 acre tract, said 49.5 acre tract and that certain called 11 acre tract described as "CHE-124" in said instrument to ThreeTree Southern Growth, LLC., being an angle point in a southerly line of the herein described 194.257 acre tract;

THENCE with the common line between remainder of said 193.758 acre tract and said 11 acre tract, the following two (2) courses and distances:

1. South 86°31'41" West, 893.29 feet, to a 3/8 inch iron rod found for corner;
2. South 00°54'55" East, 536.94 feet, to a 3/8 inch iron rod found in the northerly line of that certain called 157-1/2 acre tract described as "CHE-123" in said instrument to ThreeTree Southern Growth, LLC., for the common southerly corner of remainder of said 193.758 acre tract and said 11 acre tract, being a southeasterly corner of the herein described 194.257 acre tract;

THENCE South 86°32'28" West, 2212.69 feet, with the common line between remainder of said 193.758 acre tract and said 157-1/2 acre tract, to a pine knot found for the common southerly corner of remainder of said 193.758 acre tract and that certain called 133.5 acre tract described as "CHE-125" in said instrument to ThreeTree Southern Growth, LLC., being the southwesterly corner of the herein described 194.257 acre tract;

THENCE North 31°59'28" East, 1680.66 feet, with the common line between remainder of said 193.758 acre tract and said 133.5 acre tract, to a 3/8 inch iron rod found in the apparent common line between said Cannon Survey and the Nancy Arrington Survey, Abstract Number 65, the southerly line of that certain called 320 acre tract described as "CHE-83" in said instrument to ThreeTree Southern Growth, LLC., for the common northerly corner of remainder of said 193.758 acre tract and said 133.5 acre tract, being the northwesterly corner of the herein described 194.257 acre tract;

THENCE North 86°27'15" East, 562.26 feet, with the apparent common line between said Cannon Survey and said Arrington Survey, the common line between remainder of said 193.758 acre tract and said 320 acre tract, to a 1 inch iron rod found for the apparent common southerly corner of said Arrington Survey and the Jeremiah Blackwell Survey, Abstract Number 105, the common corner of remainder of said 193.758 acre tract, said 320 acre tract and the remainder of that certain called 197.75 acre tract described in instrument to Raymond Michael Sulak, Jr., recorded in Volume 2802, Page 649, O.P.R.C.C.T., being an angle point in the northerly line of the herein described 194.257 acre tract;

THENCE North 87°31'47" East, 1629.18 feet, with the apparent common survey line between said Cannon Survey and said Blackwell Survey, the southerly line of said 197.75 acre tract and that certain called 77.846 acre tract described in instrument to Shonn Conner, recorded in Volume 288, Page 3, O.P.R.C.C.T., common to the northerly line of the remainder of said 193.758 acre tract, to a 3/8 inch iron rod found for the apparent common northerly corner of said Cannon Survey and said Benton Survey, a common corner of remainder of said 193.758 acre tract and said 77.846 acre tract, being an angle point in the northerly line of the herein described 194.257 acre tract;

THENCE North 86°31'10" East, 2498.08 feet, with the apparent common line between said Benton Survey and said Blackwell Survey, continuing with said common line between the remainder of said 193.758 acre tract and said 77.846 acre tract, to a 1/2 inch iron with cap found (bent) for the common southerly corner of said 77.846 acre tract and that certain called 42.8 acre tract described as "Tract Three" in instrument to Kennis R. Baskin and Denna Annyce Baskin, recorded in Volume 1429, Page 290, D.R.C.C.T. (further comprised of a called twelve acre tract, recorded in Volume 108, Page 500 of the Land Records of Cherokee County, Texas (L.R.C.C.T.) and a called 30-8/10 acre tract, recorded in Volume 87, Page 284, L.R.C.C.T.)), being an angle point in the northerly line of the herein described 194.257 acre tract;

THENCE North 87°21'47" East, 446.63 feet, continuing with the apparent common line between said Benton Survey and said Blackwell Survey, with the northerly line of remainder of said 193.758 acre tract and said 11 acre tract, common to the southerly line of the said twelve acre tract, to a 1/2 inch iron rod found for a common corner of same, being an angle point in the northerly line of the herein described 194.257 acre tract;

THENCE North 87°34'50" East, 1545.69 feet, continuing with the apparent common line between said Benton Survey and Blackwell Survey, the common line between said 11 acre tract and said twelve acre tract, at a distance of 711.18 feet, pass a 1/2 inch iron rod found for the common corner of said 11 acre tract, said twelve acre tract, said 30-8/10 acre tract and said 193.758 acre tract, thence continuing with the apparent southerly line of said Blackwell Survey, the westerly south line of said Hudson Survey, common to the apparent northerly line of said Benton Survey, the southerly line of said 30-8/10 acre tract and that certain called 4 acre tract described as "Tract Four" in said instrument to Kennis R. Baskin and Denna Annyce Baskin, common to the northerly line of remainder of said 193.758 acre tract, to a railroad spike found for the apparent common northerly corner of said Benton Survey and said Hudson Survey, the common northerly corner of remainder of said 193.758 acre and the remainder of that certain called 98.35 acre tract described as "Tract One" in said instrument to said Kennis R. Baskin and Denna Annyce Baskin, being the northerly northeast corner of the herein described 194.257 acre tract;

THENCE South 01°53'55" East, 1358.28 feet, with the apparent common line between said Benton Survey and said Hudson Survey, the common line between remainder of said 193.758 acre tract and said 98.35 acre tract, to a 1/2 inch iron rod with cap found (bent) for the common westerly corner of remainder of said 193.758 acre tract and said 98.35 acre tract, being a corner of the herein described 194.257 acre tract;

THENCE with the common line between the remainder of said 193.758 acre tract and said 98.35 acre tract, the following four (4) courses and distances:

1. North 87°46'28" East, 337.32 feet, to a 1/2 inch iron rod found for corner;
2. South 84°27'43" East, 72.22 feet, to a 1/2 inch iron rod found for corner;
3. South 62°01'41" East, 222.02 feet, to a bent 1/2 inch iron rod found for corner;
4. North 76°33'02" East, 596.16 feet, to a bent 1/2 inch iron rod found in the westerly margin of said Farm to Market Road 1857, for the common easterly corner of remainder of said 193.758 acre tract and said 98.35 acre tract, being an easterly northeast corner of the herein described 194.257 acre tract;

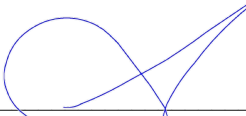
THENCE South 04°28'15" West, 21.00 feet, with the westerly margin of said Farm to Market Road 1857, the most easterly line of remainder of said 193.758 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 194.257 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 23, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 42168.

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

April 6, 2026
Date





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