Boundary Surveys
ALTA/ACSM Surveys
Oil/Gas Surveys
Route Surveys
Topographic Surveys
Construction Layout

COLLINS SURVEYING & MAPPING, INC
Texas • Arkansas • Louisiana

910 A Judson Road
Longview, Texas 75601
903/234-8051
Fax 903/234-1932
Firm License
10023000

TIMBERVEST PARTNER III TEXAS, LLC

Field Notes On 1935.200 Acre Tract
Caleb Baker Survey, Abstract No. 134
Liberty County, Texas

BEING ALL THAT CERTAIN 1935.200 acre tract of land situated in the Caleb Baker Survey, Abstract No. 134, Liberty County, Texas, and being comprised of a portion of that certain 387.8179 acre tract and a portion of that certain 1,499.4212 acre tract, said tracts being conveyed from 25610 Liberty Partners, Ltd. to Timbervest Partners III Texas, LLC by Special Warranty Deed dated December 30, 2011, recorded in Clerk's File No. 2012400112 (CFN 2012400112), Official Public Records of Liberty County, Texas, and being more particularly described as follows:

Notes:
1. All Set Iron Rods herein are 5/8" rebar with pink cap marked "D. Collins RPLS 6488".
2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central Zone (4202), 1983 North American Datum.

BEGINNING at a 4x4 concrete monument found in south line of BBB&C RR CO SURVEY, ABSTRACT 150, of said county for the northeast corner of M.E. Pulido Survey, Abstract No. 329, of said county and for the northwest corner of 4413.845 acre tract and this tract, from which a 12" cedar fence corner post bears N 87°39'10" W - 4.20 feet and 1/2" iron rod found bears S 86°11'17" W - 2490.42 feet;

THENCE: N 86°41'56" E with the south line of said Abstract 150 (A-150), passing a 3/8" iron rod found and continuing with the south line of W. Williams Survey, A-339, of said county, to a total distance of 10762.50 feet to a 3" aluminum cap stamped "COR 21 TR47" for the northeast corner of this tract, from which a 3x3 concrete monument with brass disc for the southeast corner of said A-339 and southwest corner of E.M. Tanner Survey, A-360, of said county bears N 86°26'01" E - 752.62 feet;

THENCE: in a southwesterly direction with the courses and distances as follows:

- S 09°38'43" W - 1136.01 feet to a 3" aluminum cap stamped "COR 20 TR47";
- S 18°40'16" E - 390.46 feet to a 3" aluminum cap stamped "COR 19 TR47";
- S 45°06'42" E - 764.73 feet to a 3" aluminum cap stamped "COR 18 TR47";
- S 12°41'55" W - 1769.22 feet to a 3" aluminum cap stamped "COR 17 TR47";
- S 22°41'09" E - 823.37 feet to a 3" aluminum cap stamped "COR 16 TR47";
- S 36°43'48" W - 795.02 feet to a 3" aluminum cap stamped "COR 15 TR47";
- S 64°11'48" W - 626.46 feet to a 3" aluminum cap stamped "COR 14 TR47";
- S 40°04'52" W - 1140.67 feet to a 3" aluminum cap stamped "COR 13 TR47";
- S 12°54'06" E - 217.44 feet to a 3" aluminum cap stamped "COR 12 TR47";
- S 18°51'50" W - 167.56 feet to a 3" aluminum cap stamped "COR 11 TR47";
- S 74°58'47" E - 257.93 feet to a 3" aluminum cap stamped "COR 10 TR47";
- S 26°29'21" W - 712.28 feet to a 3" aluminum cap stamped "COR 9 TR47";
- S 66°43'40" W - 309.00 feet to a 3" aluminum cap stamped "COR 8 TR47";
- N 13°55'06" W - 264.95 feet to a 3" aluminum cap stamped "COR 7 TR47";
- S 58°00'57" W - 461.36 feet to a 3" aluminum cap stamped "COR 6 TR47";
- N 59°36'52" W - 467.65 feet to a 3" aluminum cap stamped "COR 5 TR47";
- S 55°06'55" W - 2334.18 feet to a 5/8" iron rod set;
- S 05°05'41" W - 483.84 feet to a 3" aluminum cap stamped "COR 3 TR47";
- S 62°22'40" W - 842.95 feet to a 3" aluminum cap stamped "COR 2 TR47";
- S 26°08'46" W - 738.04 feet to a 3" aluminum cap stamped "COR 1 TR47" for "L" corner, from which a t-post bears N 65°43'01" E - 3.83 feet;

THENCE: S 86°31'35" W - 70.46 feet to a 1/4" iron rod found for "L" corner, from which a found 1/4" iron bears S 46°13'08" W - 0.30 feet and a 6" wood fence corner post bears S 04°36'35" W - 3.71 feet;
THENCE: S 03°11'53" E - 433.60 feet to a 1/4" iron rod found 18" deep in the north line of C. Burnett Survey, A-140, of said county for the most southerly southeast corner of this tract, from which a crosstie

fence corner post bears N 60°08'22" W - 15.61 feet and a t-post bears N 16°12'22" W - 46.65 feet;

THENCE: S 86°29'42" W with the north line of said A-140, a distance of 3335.77 feet to a 5/8" iron rod set for the southeast corner of the called 26.63 acre tract conveyed to Terry Andrus by Warranty Deed recorded in CFN 20100009451 of said Official Public Records, the southeast corner of the called 163.6 acre tract conveyed to Terry Andrus by Warranty Deed recorded in CFN 2013002928 of said Official Public Records, and for the most southerly southwest corner of this tract, from which a t-post bears S 41°00'20" W - 0.49 feet;

THENCE: N 07°00'12" W with the east line of said 163.6 acre tract 1470.00 feet to a capped 1/2" iron stamped "5292", from which a 3" pipe fence post bears N 49°58'11" W - 0.39 feet;

THENCE: N 02°06'52" W generally along and west of an existing trail and with the east line of said 163.6 acre tract 5034.17 feet to a capped 1/2" iron stamped "5292" found at t-post for the northeast corner of same and "L" corner of this tract, from which a 3" pipe fence post bears S 10°50'45" W - 0.22 feet;

THENCE: S 87°09'39" W with the north line of said 163.6 acre tract 1179.98 feet to a 3" aluminum disc for the northwest corner of same, northeast corner of R.E. Blackwell Survey, A-673, southeast corner of R.E. Blackwell Survey, A-672, and for the most southerly southwest corner of this tract, from which a 3" pipe fence post bears S 34°39'52" W - 0.47 feet;

THENCE: N 03°01'18" W with the east line of said A-672, a distance of 1755.17 feet to a sandstone found for the northeast corner of same and southeast corner of said A-329, from which a crosstie fence post bears N 13°20'13" W - 1.43 feet;

THENCE: N 03°27'07" W with the east line of said A-329, a distance of 1956.56 feet to the POINT OF BEGINNING, containing 1935.200 acres of land, more or less.

I, David R. Collins, Jr., Registered Professional Land Surveyor #6488, do hereby certify that the above field notes are true and correct as shown on the Plat TP7005-26, according to a survey made by me upon the ground March 25, 2026.
Last Revised: 04-09-2026.



David R. Collins, Jr., RPLS #6488
910 Judson Road
Longview, Texas, 75601
Firm License No. 10023000