



FIELD NOTE DESCRIPTION FOR TRACT 1, A 191.019 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN YOUNG COUNTY, TEXAS, AND BEING OUT OF THE SAN ANTONIO AND MEXICAN GULF RAILROAD SURVEY NO. 262, THE THOMAS J. JORDAN SURVEY, ABSTRACT NO. 1466, THE M. A. FULLER SURVEY, ABSTRACT NO. 1426, THE CLAIBOURN HUGHES SURVEY, ABSTRACT NO. 139, AND THE S. G. NEWTON SURVEY, ABSTRACT NO. 1498, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT ONE" AND "TRACT TWO" CONVEYED TO ALVIN D. CAULDER, JR. FROM JEFFIE LOUISE HARRIS, DATED OCTOBER 06, 2008, RECORDED IN VOLUME 1043, PAGE 776, OFFICIAL PUBLIC RECORDS OF YOUNG COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod set, for the East corner of that certain tract of land conveyed to Clinton Reeves from Edna Maye Davenport, dated March 13, 2009, recorded in Volume 662, Page 787, Official Public Records of Young County, Texas, for the West corner of the said Caulder tract, and for the West corner and POINT OF BEGINNING of the herein described tract;

THENCE with the northeast line of the said Reeves tract and the southwest of the said Caulder tract, the following three (3) courses:

1. North 47°52'02" West, a distance of 2436.28 feet to a fence corner post, for an interior corner of the said Reeves tract, for an exterior corner of the said Caulder tract, and for an exterior corner of this tract;
2. North 38°42'10" East, a distance of 356.28 feet to a fence corner post, for an exterior corner of the said Reeves tract, for an interior corner of the said Caulder tract, and for an interior corner of this tract;
3. North 41°36'16" West, a distance of 2021.32 feet to a fence corner post, for the North corner of the said Reeves tract, for an interior corner of the said Caulder tract, and for an interior corner of this tract;

THENCE with the northwest corner of the said Reeves tract, South 44°35'02" West, a distance of 178.62 feet to a fence corner post, for an exterior corner of that certain tract of land conveyed to the Mathew Macleod and Rachel Macleod Revocable Family Trust from the Haggart Real Estate, LLC, dated October 08, 2021, recorded in Document No. 21003773, Official Public Records of Young County, Texas, for an exterior corner of the said Caulder tract, and for an exterior corner of this tract;

Thence with the Southeast line of the said Macleod and the northwest line of the said Caulder tract, the following two (2) courses:

1. North 09°48'45" West, a distance of 250.66 feet to an iron rod set, for an angle corner of the said Macleod tract, for the West corner of the said Caulder tract, and for the West corner of this tract;
2. North 29°15'10" East, a distance of 730.56 feet to an iron rod set, for an angle corner of the said Caulder tract, and for an angle corner of this tract;

Thence departing the southeast line of the said Macleod tract and continuing with the northwest line of the said Caulder tract, the following two (2) courses:

North 73°35'10" East, a distance of 252.78 feet to an iron rod set, for an angle corner of the said Caulder tract, and for an angle corner of this tract;

North 31°15'10" East, a distance of 648.43 feet to a calculated point in or about the approximate Gradient Boundary of the Brazos River, for the North corner of the said Caulder tract, and for the North corner of this tract;

THENCE with the approximate Gradient Boundary of the said Brazos River the following forty-three (43) courses:

1. South 61°21'28" East, a distance of 8.28 feet to a calculated point, for an angle corner of this tract;
2. South 72°20'51" East, a distance of 47.22 feet to a calculated point, for an angle corner of this tract;
3. South 55°40'45" East, a distance of 164.98 feet to a calculated point, for an angle corner of this tract;
4. South 65°10'18" East, a distance of 57.42 feet to a calculated point, for an angle corner of this tract;
5. South 57°54'20" East, a distance of 54.50 feet to a calculated point, for an angle corner of this tract;
6. South 68°04'47" East, a distance of 99.69 feet to a calculated point, for an angle corner of this tract;

7. South  $54^{\circ}36'13''$  East, a distance of 44.18 feet to a calculated point, for an angle corner of this tract;
8. South  $70^{\circ}09'02''$  East, a distance of 46.14 feet to a calculated point, for an angle corner of this tract;
9. South  $61^{\circ}55'52''$  East, a distance of 109.04 feet to a calculated point, for an angle corner of this tract;
10. South  $54^{\circ}33'32''$  East, a distance of 92.95 feet to a calculated point, for an angle corner of this tract;
11. South  $66^{\circ}06'41''$  East, a distance of 39.67 feet to a calculated point, for an angle corner of this tract;
12. South  $47^{\circ}03'56''$  East, a distance of 60.58 feet to a calculated point, for an angle corner of this tract;
13. South  $67^{\circ}59'42''$  East, a distance of 60.39 feet to a calculated point, for an angle corner of this tract;
14. South  $59^{\circ}46'57''$  East, a distance of 176.26 feet to a calculated point, for an angle corner of this tract;
15. South  $51^{\circ}21'17''$  East, a distance of 125.21 feet to a calculated point, for an angle corner of this tract;
16. South  $59^{\circ}25'59''$  East, a distance of 169.94 feet to a calculated point, for an angle corner of this tract;
17. South  $53^{\circ}30'30''$  East, a distance of 113.74 feet to a calculated point, for an angle corner of this tract;
18. South  $58^{\circ}28'51''$  East, a distance of 76.09 feet to a calculated point, for an angle corner of this tract;
19. South  $45^{\circ}43'13''$  East, a distance of 112.28 feet to a calculated point, for an angle corner of this tract;
20. South  $84^{\circ}49'37''$  East, a distance of 47.18 feet to a calculated point, for an angle corner of this tract;

21. South 47°48'03" East, a distance of 67.13 feet to a calculated point, for an angle corner of this tract;
22. South 58°53'26" East, a distance of 131.57 feet to a calculated point, for an angle corner of this tract;
23. South 47°20'42" East, a distance of 283.00 feet to a calculated point, for an angle corner of this tract;
24. South 56°36'14" East, a distance of 61.72 feet to a calculated point, for an angle corner of this tract;
25. South 35°47'20" East, a distance of 150.23 feet to a calculated point, for an angle corner of this tract;
26. South 58°08'38" East, a distance of 50.27 feet to a calculated point, for an angle corner of this tract;
27. South 43°39'32" East, a distance of 152.44 feet to a calculated point, for an angle corner of this tract;
28. South 33°02'10" East, a distance of 51.71 feet to a calculated point, for an angle corner of this tract;
29. South 83°56'01" East, a distance of 17.48 feet to a calculated point, for an angle corner of this tract;
30. South 43°11'06" East, a distance of 95.91 feet to a calculated point, for an angle corner of this tract;
31. South 33°35'48" East, a distance of 52.64 feet to a calculated point, for an angle corner of this tract;
32. South 55°54'09" East, a distance of 40.42 feet to a calculated point, for an angle corner of this tract;
33. South 38°41'33" East, a distance of 97.25 feet to a calculated point, for an angle corner of this tract;

34. South 44°52'49" East, a distance of 258.83 feet to a calculated point, for an angle corner of this tract;
35. South 34°25'23" East, a distance of 45.03 feet to a calculated point, for an angle corner of this tract;
36. South 50°12'13" East, a distance of 48.94 feet to a calculated point, for an angle corner of this tract;
37. South 39°44'26" East, a distance of 46.02 feet to a calculated point, for an angle corner of this tract;
38. South 46°43'04" East, a distance of 87.94 feet to a calculated point, for an angle corner of this tract;
39. South 34°02'00" East, a distance of 54.28 feet to a calculated point, for an angle corner of this tract;
40. South 44°44'41" East, a distance of 47.17 feet to a calculated point, for an angle corner of this tract;
41. South 58°39'47" East, a distance of 62.19 feet to a calculated point, for an angle corner of this tract;
42. South 37°59'05" East, a distance of 198.99 feet to a calculated point, for an angle corner of this tract;
43. South 43°47'27" E, a distance of 201.70 feet to a calculated point, for the North corner of that certain tract of land conveyed Mark Thomas from J. Brandon Coley, dated March 13, 2009, recorded in Volume 1052, Page 35, Official Public Records of Young County, Texas, for the East corner of the said Caulder tract, and for the East corner of this tract;

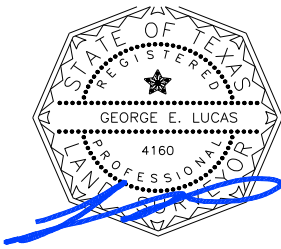
THENCE with the northwest line of the said Thomas tract and the southeast line of the said Caulder tract, South 42°04'35" West, a distance of 2049.27 feet to a fence corner post, for an exterior corner of the said Thomas tract, for an interior corner of the said Caulder tract, and for an interior corner of this tract;

THENCE with southwest line of the said Thomas tract and a northeast line of the said Caulder tract, South 47°52'05" East, a distance of 886.12 feet to a fence corner post, for

an interior corner of the said Thomas tract, for an exterior corner of the said Caulder tract,  
and for an exterior corner of this tract;

Thence with a southeast line of the said Caulder tract, South 41°55'33" West, a distance  
of 274.26 feet to the POINT OF BEGINNING, containing 191.019 acres of land, more or  
less.

Celco Surveying  
18018 Overlook Loop, Suite 105, Unit 239  
New Braunfels, Texas 78130  
Firm Registration No. 10193975



BY: GEORGE E. LUCAS  
R.P.L.S. No. 4160  
State of Texas  
March 28, 2022  
Caulder – 200 tract - Leader



FIELD NOTE DESCRIPTION FOR TRACT 2, THIRTY (30') FOOT ROADWAY  
EASEMENT:

BEING A THIRTY (30') FOOT ROADWAY EASEMENT SITUATED IN YOUNG COUNTY, TEXAS, AND BEING OUT OF THE THOMAS J. JORDAN SURVEY, ABSTRACT NO. 1466, THE S. G. NEWTON SURVEY, ABSTRACT NO. 1498 AND THE CHARLES P. HEARTH SURVEY, ABSTRACT NO. 131, AND BEING DESCRIBED IN A DEED TO ALVIN D. CAULDER, JR. FROM JEFFIE LOUISE HARRIS, DATED OCTOBER 06, 2008, RECORDED IN VOLUME 1043, PAGE 776, OFFICIAL PUBLIC RECORDS OF YOUNG COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARK THOMAS FROM J. BRANDON COLEY, DATED MARCH 13, 2009, RECORDED IN VOLUME 1052, PAGE 35, OFFICIAL PUBLIC RECORDS OF YOUNG COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a fence corner post, for an interior corner the said Thomas tract, for the East corner of the said Caulder tract, for the North corner and POINT OF BEGINNING of the herein described Easement;

THENCE through the said Thomas tract, South  $47^{\circ}52'05''$  East, a distance of 30.00 feet to a calculated point, for an exterior corner of the said Thomas tract, and for the East corner of this Easement;

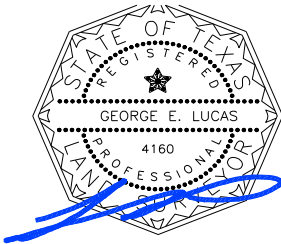
THENCE with a southeast line of the said Thomas tract, South  $41^{\circ}55'33''$  West, a distance of 877.45 feet to a calculated point at the end of Reeves Road, of an exterior corner of the said Thomas tract, and for the South corner of this Easement;

THENCE with the northeast line of said Reeves Road, North  $48^{\circ}56'26''$  West, a distance of 30.00 feet to a calculated point in the southeast line of that certain tract of land conveyed to Clinton Reeves from Edna Maye Davenport, et al, recorded in Volume 662, Page 787, Official Public Records of Young County, Texas, for an exterior corner of the said Thomas tract, and for the West corner of this Easement;



THENCE with the southeast line of the said Reeves tract, North 41°55'33" East, at a distance of 603.12 feet to an iron rod set for the South corner of the said Caulder tract, in all a total distance of 877.38 feet to the POINT OF BEGINNING.

Celco Surveying  
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BY: GEORGE E. LUCAS  
R.P.L.S. No. 4160  
State of Texas  
March 28, 2022  
Caulder – 30 foot easement