



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

320.422 ACRES

**IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16
AND THE B.B.B. & C. RR. CO. SURVEY, SECTION NUMBER 132, ABSTRACT NUMBER 100
HARDIN COUNTY, TEXAS**

BEING a 320.422 acre tract situated in the Willis Donahoe League, Abstract Number 16, and the B.B.B. & C. RR. Co. Survey, Section Number 132, Abstract Number 100, Hardin County, Texas, said 320.422 acre tract being comprised of "Tract 1", described as being Lots 6, 8, 9, 11, and 15, Block C, of the Paraffine Oil Company and Colorado-Batson Syndicate Subdivision as shown on the map or plat thereof, recorded in Volume 26, Page 611 of the Deed Records of Hardin County, Texas, (D.R.H.C.T.), "Tract 2", described as Lots 2 and 3, Block B, Lot 2, Block D, Lot 1, Block E, Lot 1, Block H, and the remainder of Lot 4, Block H, all of said subdivision, "Tract 3", described as 0.50 acres of the northerly portion of Lot 4, of said Block B, "Tract 4", described as Lots 7, 10, and 11, Block A of said subdivision, "Tract 5" described as 9.24 acres out of Lot 4 of said Block E, "Tract 7" described as Lots 4, 8, 9, 12, the north 0.53 acres of Lot 3, and the north 1.03 acre of Lot 5, all in said Block A, "Tract 8", described as Lots 1 and 4, of said Block B, "Tract 9", described as Lots 1 and 3, of said Block D, "Tract 10", described as Lot 4, of said Block D, "Tract 11", described as Lots 2 and 3, of said Block E, "Tract 12", described as the North 4.5 acres of said Lot 4, Block E, "Tract 13", described as Lot 1, Block G of said subdivision, "Tract 14", described as the east 6/10 of Lot 10, of said Block C, "Tract 16", described as Lot 16, of said Block C, and the South 1/2 of Lot 3, all of Lot 7, the West 1/2 of said Lot 12, and all of Lot 14, all of said Block C, "Tract 17", described as the West half of said Lot 10, Block C, "Tract 18", described as 59.5 acres in said B.B.B. & C. RR. Co. Survey, and "Tract 19", described as the East 5/10 of said Lot 1, Block C, all above tracts referenced in National Investors Title Insurance Company's title commitment issued under G.F. Number H66652, dated May 7, 2024, in which no recording information was provided, said 320.422 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch iron pipe found in concrete for the apparent common corner of said Donahoe League, said B.B.B. & C. RR. Co. Survey, Section 132, and the Ruben D. Wood League, Abstract Number 56, a common corner of said Tract 3, that certain called 1.474 acre tract, described in instrument to Michael C. Kindle and Donna L. Kindle, recorded under Instrument Number 35851, O.P.R.H.C.T., and that certain tract of land shown to be owned by the Eddie and Terrie Booth Estate per Hardin County Appraisal District (H.C.A.D.) ID No. 14175, being the easterly northeast corner of the herein described 320.422 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,104,754.38, E: 4,108,443.40, Central Zone (4203), grid measurements;

THENCE South 13°33'04" East, 1,339.16 feet, with the apparent common line between said Donahoe and Wood Leagues, the easterly line of said Lot 4, Block B, common to the westerly line of said 1.474 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said apparent common line, the westerly line of said 1.474 acre tract, for the common easterly corner of said Lot 4, Block B and Lot 4, Block E of said subdivision, being an angle point in the easterly line of the herein described 320.422 acre tract;

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THENCE South 13°29'39" East, 1,068.59 feet, continuing with said apparent common line, with the easterly line of said Lot 4, Block E, in part with the westerly line of said 1.474 acre tract, to a 10 inch wood fence corner post found in the westerly margin of Barnhart Road, for the common easterly corner of said Lot 4, Block E and that certain called 15.089 acre tract, described in instrument to William Ard and Victoria Ard, recorded under Instrument Number 20803, O.P.R.H.C.T., being the easterly southeast corner of the herein described 320.422 acre tract;

THENCE South 87°16'12" West, 595.34 feet, with the common line between said Lot 4, Block E, and said 15.089 acre tract, to a 1/2 inch iron rod with cap stamped "SESCO" found in the southerly line of said Lot 4, Block E, for the common northerly corner of said remainder of Lot 4, Block H and said 15.089 acre tract, being an interior corner of the herein described 320.422 acre tract, from which a 1 inch iron pipe found for the common southerly corner of said Lot 4, Block E and said Lot 3, Block E, bears South 87°10'57" West, 155.43 feet;

THENCE South 13°31'56" East, 1,148.28 feet, with the common line between said remainder of Lot 4, Block H and said 15.089 acre tract, to a 1/2 inch iron rod with cap stamped "SESCO" found in the northerly right-of-way of State Highway 105, for the common southerly corner of said remainder of Lot 4, Block H and said 15.089 acre tract, being the southerly southeast corner of the herein described 320.422 acre tract;

THENCE South 82°12'07" West, 562.44 feet, with the northerly right-of-way of said SH 105, the southerly line of said remainder of Lot 4, Block H, to a cross tie fence corner post found for the common corner of said remainder of Lot 4, Block H and that certain tract of land described as a portion of Lots 2 and 3, of said Block H, in instrument to Loryie E. Burch and Vidor L. Burch, recorded under Instrument Number 107910, O.P.R.H.C.T., being an angle point in the southerly line of the herein described 320.422 acre tract;

THENCE South 86°26'21" West, 1,325.17 feet, with the northerly line of said Burch tract, common to the southerly line of said remainder of Lot 4, Block H and said Lot 1, Block H, to a 1/2 inch iron rod found for the common northerly corner of said Burch tract and that certain tract of land known locally as the Batson Substation, described in Quit Claim deed to Entergy Gulf States, Inc., being an angle point in the most southerly line of the herein described 320.422 acre tract;

South 86°09'46" West, 456.73 feet, with the northerly line of said Batson Substation tract and that certain called 0.934 acre tract, described in instrument to Michael C. Kindle and Donna L. Kindle, recorded in Volume 1353, Page 86, O.P.R.H.C.T., common to the southerly line of said Lot 1, Block H, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said Lot 1, Block H, that certain called 1.8 acre tract, described in instrument to Michael Carrel Kindle, recorded in Volume 1301, Page 188, O.P.R.H.C.T., and that certain called 32,000 square foot tract of land, described in instrument to C. L. Kindle, recorded in Volume 196, Page 573 of the Deed Records of Hardin County, Texas (D.R.H.C.T.), being the southerly southwest corner of the herein described 320.422 acre tract;

THENCE with the common lines between said Lot 1, Block H, and said 1.8 acre tract, the following two (2) courses and distances:

1. North 03°26'12" East, 302.60 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 79°16'10" West, 225.00 feet, to a 1/2 inch iron pipe found in the easterly line of Lot 2, Block G, of said Subdivision, for the common westerly corner of said Lot 1, Block H and said 1.8 acre tract, being a southwesterly corner of the herein described 320.422 acre tract;

THENCE North 05°55'27" East, 271.25 feet, with the easterly line of Lots 2 and 3, of said Block G, common to the westerly line of said Lot 1, Block H, to a 1-1/2 inch iron pipe with cap found for the common easterly corner of said Lots 1 and 2, of said Block G, being an interior corner of the herein described 320.422 acre tract;

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THENCE South 86°29'36" West, with the northerly line of said Lot 2, Block G and that certain called 1.80 acre tract, described in instrument to Richard Dale Childress, Jr., recorded in Volume 905, Page 315, D.R.H.C.T., common to, the southerly line of said Lot 1, Block G, at a distance of 300.79 feet, pass a 1 inch iron pipe found for the northeasterly corner of said 1.80 acre tract, in all, a total distance of 882.38 feet, to a 2 inch iron pipe found in the northeasterly margin of First Street, for the common corner of said Lot 1, Block G, said 1.80 acre tract, and that certain called 2.17 acre tract, described in instrument to Beneficial Texas, Inc., recorded in Volume 1528, Page 599, O.P.R.H.C.T., being a southwesterly corner of the herein described 320.422 acre tract;

THENCE North 06°03'50" East, 556.33 feet, with the common line between said Lot 1, Block G and said 2.17 acre tract, to a 3 inch iron pipe with cap found in concrete for the common corner of said Lot 1, Block G, said 2.17 acre tract, said Lot 4, Block D, the remainder of Lot 1, Block F, of said Subdivision, and Lot 13, Block C, for an angle point in a lower westerly line of the herein described 320.422 acre tract;

THENCE North 06°12'17" East, 265.35 feet, with the common line between Lot 4, Block D and said Lot 13, Block C, to a 1-1/2 inch iron pipe with cap found for the common easterly corner of said Lot 14, Block C and said Lot 13, Block C, being an interior corner of the herein described 320.422 acre tract;

THENCE South 86°13'01" West, 329.28 feet, with the common line between said Lot 14, block C and said Lot 13, Block C, to a 1-1/2 inch iron pipe with cap found at a fence corner post, for the common corner of said Lots 14, 11, 12, and 13, all in Block C, being an angle point in a southerly interior line of the herein described 320.422 acre tract;

South 86°29'34" West, 163.36 feet, with the common line between said Lot 11, Block C and said Lot 12, Block C, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of said west 1/2 of Lot 12, Block C, being an interior corner of the herein described 320.422 acre tract;

South 05°21'55" West, 262.20 feet, with the common line between said west 1/2 of Lot 12, Block C and said remainder of Lot 12, to a 2 inch pinch-top-pipe found in the common line between said Block C and said Block F, for the common southerly corner of said west 1/2 of Lot 12, Block C and said remainder of Lot 12, being a southeasterly corner of the herein described 320.422 acre tract;

South 86°26'57" West, 170.94 feet, with the common line between said Block C and said Block F, to a 1/2 inch iron rod with cap found for the common southerly corner of said Lot 12, Block C and Lot 5, Block C, being a southwesterly corner of the herein described 320.422 acre tract;

THENCE North 06°05'45" East, 262.88 feet, with the common line between said Lots 5 and 12, Block C, to 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common corner of said Lots 5, 6, 11, and 12, Block C, being an interior corner of the herein described 320.422 acre tract;

THENCE South 86°29'34" West, 330.89 feet, with the common line between said Lots 5 and 6, Block C, to a 1-1/2 inch iron pipe with cap found, bent, for the southeasterly corner of said Tract 16, the common corner of said Lots 3, 4, 5, and 6, of said Block C, being an angle point in a southerly line of the herein described 320.422 acre tract;

THENCE South 86°22'09" West, 327.71 feet, with the common line between said Tract 16 and said 4, Block C, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Donahoe League and the Fitz H. Green League, Abstract Number 24, for the common westerly corner of said Tract 16 and said Lot 4, Block C, being the westerly southwest corner of the herein described 320.422 acre tract;

THENCE North 05°59'22" East, 131.90 feet, with said apparent common line, the westerly line of said Tract 16, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said Tract 16 and the remainder of said Lot 3, Block C, being the westerly northwest corner of the herein described 320.422 acre tract;

THENCE North 86°22'43" East, 328.34 feet, with the common line between said Tract 16 and said remainder of Lot 3, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said Lot 6, Block C, for the common easterly corner of said Tract 16 and said remainder of Lot 3, Block C, being an interior corner of the herein described 320.422 acre tract;

THENCE North 06°15'49" East, 131.95 feet, with the easterly line of said remainder of Lot 3, Block C and that certain called north 1/2 of an acre of said Lot 3, Block C, now or formerly described in instrument to F. E. Hashaw, recorded in Volume 1344, Page 690, O.P.R.H.C.T., common to the westerly line of said Lot 6, Block C, to a 1-1/2 inch iron pipe with cap found for the common corner of Lots 6 and 7, Block C, said Hashaw 1/2 of an acre, and Lot 2, Block C, described in said instrument to F. E. Hashaw, being an angle point in a westerly line of the herein described 320.422 acre tract;

THENCE North 05°54'53" East, 263.67 feet, with the common line between said Lots 2 and 7, Block C, to a 1-1/2 inch iron pipe with cap found for the common corner of said Tract 15 and said Lots 2, 7, and 8, Block C, being an interior corner of the herein described 320.422 acre tract;

THENCE South 86°32'16" West, 82.06 feet, with the common line between said Tract 15 and said Lot 2, Block C, to a 1-1/2 inch iron pipe with cap found for the common southerly corner of said Tract 15 and that certain called west 1-1/2 acre of said Lot 1, Block C, described in said instrument to F. E. Hashaw, being a southwesterly corner of the herein described 320.422 acre tract;

THENCE North 05°59'30" East, 263.77 feet, with the common line between said Tract 15 and said west 1-1/2 acre tract, to a 1-1/2 inch iron pipe with cap found in the southerly line of that certain called 3.21 acre tract, described in instrument to Charles F. Yust, II and Margaret Budro Yust, recorded in Volume 731, Page 537, D.R.H.C.T., for the common northerly corner of said Tract 15 and said west 1-1/2 acre tract, being a northwesterly corner of the herein described 320.422 acre tract;

THENCE North 86°22'38" East, with the northerly line of said Tract 15, said Lots 8, 9, and 16, Block C, common to the southerly line of said 3.21 acre tract and that certain called 40 acre tract, Save and Except 4.99 acres, described in instrument to Saratoga Oil Company, recorded in Volume 1174, Page 211, O.P.R.H.C.T., at a distance of 82.39 feet, pass a 1-1/2 inch iron pipe with cap found for the common northerly corner of said Tract 15 and said Lot 8, Block C, at a distance of 742.62 feet, pass a 1-1/2 inch iron pipe with cap found for the common northerly corner of said Lots 9 and 16, Block C, in all, a total distance of 1,072.65 feet, to a 1-1/2 inch iron pipe with cap found for a common corner of said Lot 16, Block C, said Lot 1, Block D, and Lot 1 of said Block A, being an angle point in a northerly line of the herein described 320.422 acre tract;

THENCE North 86°26'24" East, 300.61 feet, with the southerly line of said Lot 1, Block A, Lot 2, of said Block A, and the remainder of Lot 3, of said Block A, common to the northerly line of said Lot 1, Block D, to a 1-1/2 inch pinch-top-pipe found for the common southerly corner of said Lot 4, Block A and said remainder of Lot 3, Block A, being an interior corner of the herein described 320.422 acre tract;

THENCE North 06°00'37" East, 1,088.74 feet, with the common line between said Lot 4, Block A and said remainder of Lot 3, Block A, to a 1-1/2 inch iron pipe with cap found for the common easterly corner of said Tract 7 and said remainder of Lot 3, being an interior corner of the herein described 320.422 acre tract;

THENCE South 86°21'38" West, 100.03 feet, with the common line between said Tract 7 and said remainder of Lot 3, Block A, to a 1-1/2 inch iron pipe with cap found in the easterly line of said Lot 2, Block A, for the common westerly corner of said Tract 7 and said remainder of Lot 3, Block A, being a southwesterly corner of the herein described 320.422 acre tract;

THENCE North 06°00'17" East, 250.54 feet, with the common line between said Tract 7 and said Lot 2, Block A, to a 1-1/2 inch iron pipe with cap found in the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Survey, Section Number 132, the southerly line of that certain called 3.44 acre tract described as "Tract 10" in instrument to Batson Entertainment Ventures, LLC, recorded in Volume 1804, Page 802, O.P.R.H.C.T., for the common northerly corner of said Tract 7 and said Lot 2, Block A, being a northwesterly corner of the herein described 320.422 acre tract;

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THENCE North 86°20'14" East, 69.47 feet, with the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Survey, Section Number 132, the common line between said Tract 7 and said 3.44 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said apparent common line, the northerly line of said Tract 7, for the common southerly corner of said Tract 18 and said 3.44 acre tract, being an interior corner of the herein described 320.422 acre tract;

THENCE North 03°37'19" West, with the common line between said Tract 18 and said 3.44 acre tract, at a distance of 1.69 feet, pass a 3 inch iron pipe with cap found in concrete for reference, in all, a total distance of 353.04 feet, to a 3 inch iron pipe with cap found in concrete for a common corner of said Tract 18, said 3.44 acre tract, and that certain called 1 acre tract, now or formerly described in instrument to Lone Acre Oil Co., being an angle point in the upper westerly line of the herein described 320.422 acre tract;

THENCE North 04°19'48" West, 419.07 feet, with the common line between said Tract 18 and said Lone Acre Oil Co. 1 acre tract, to a 1 inch iron pipe found for the common corner of said Tract 18, said Lone Acre Oil Co. tract, and that certain called 3.73 acre tract, described as "Tract 4" in said instrument to Batson Entertainment Ventures, LLC, being an angle point in the upper westerly line of the herein described 320.422 acre tract;

THENCE North 03°43'15" West, 224.07 feet, with the common line between said Tract 18 and said 3.73 acre tract, to a 1 inch iron pipe found for the common corner of said Tract 18, said 3.73 acre tract and that certain called 2 acre tract, described as "Tract VII" in instrument to Varilla Land and Timber, Ltd., recorded in Volume 1582, Page 826, O.P.R.H.C.T., being an angle point in the upper westerly line of the herein described 320.422 acre tract;

THENCE North 03°18'58" West, with a common line between said Tract 18 and said Tract VII, at a distance of 292.66 feet, pass a 2 inch iron pipe found, bent, for reference, in all, a total distance of 297.90 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 320.422 acre tract;

THENCE South 86°09'27" West, 697.49 feet, with the northerly line of said Tract VII and that certain called 9 acre tract, described in instrument to Saratoga Energy Corporation, recorded in Volume 1057, Page 623, O.P.R.H.C.T., common to a southerly line of said Tract 18, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 9 acre tract, for the common southerly corner of said Tract 18 and that certain called 1 acre tract, described as "Little & Mitchell 1 Acre" in instrument to Steward Energy Fund, LLC, recorded in Volume 1960, Page 870, O.P.R.H.C.T., being a southwesterly corner of the herein described 320.422 acre tract, from which a disk found in concrete for the apparent common corner of said B.B.B. & C. RR. Co. Survey, Section Number 132, the W. H. Thaxton Survey, Section 850, Abstract Number 867, the J. J. Copley Survey, Section 832, Abstract Number 845, the Champion Choate Survey, Abstract Number 153 and the John Knight, Sr. Survey, Abstract Number 621, bears South 86°36'16" West, 196.89 feet;

THENCE with the common lines between said Tract 18 and said Little & Mitchell 1 Acre tract, the following two (2) courses and distances:

1. North 16°06'42" East, 235.41 feet, to a 2 inch iron pipe found for an interior corner of the herein described 320.422 acre tract;
2. South 86°35'18" West, 196.91 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said B.B.B. & C. RR. Co. Survey, Section Number 132 and said Champion Choate Survey, the easterly line of that certain "Gulf Fee Tract" described as Lots 9 and 10 of the J. B. Hooks Subdivision of said Choate Survey, as shown on the map or plat thereof recorded in Volume 23, Page 599, D.R.H.C.T., save and except 16.5 acres (net), in said instrument to Steward Energy Fund, LLC, for the common westerly corner of said Tract 18 and said Little & Mitchell 1 Acre tract, being a southwesterly corner of the herein described 320.422 acre tract;

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THENCE North 16°06'42" East, 886.84 feet, with the apparent common line between said B.B.B. & C. RR. Co. Survey, Section Number 132 and said Choate Survey, the common line between said Tract 18 and said Gulf Fee Tract, to a 2 inch iron pipe found in concrete in the apparent southeasterly line of said Choate Survey, for the apparent common westerly corner of said B.B.B. & C. RR. Co. Survey and the Agustin Martinez de Lejarza Survey, Abstract Number 37, the southeasterly line of said Gulf Fee Tract, for the common westerly corner of said Tract 18 and that certain called 70 acre tract now or formerly described as "Tract Two" in instrument to Crebs Oil Company and KREA, Inc., recorded in Volume 899, Page 203, D.R.H.C.T., being the northerly northwest corner of the herein described 320.422 acre tract;

THENCE South 73°45'16" East, 1,319.68 feet, with the apparent common line between said B.B.B. & C. RR. Co. Survey, Section Number 132 and said Lejarza Survey, the southwesterly line of said 70 acre tract and that certain tract of land shown to be owned by the Eddie and Terrie Booth Estate, per H.C.A.D. ID No. 77077, common to the northerly line of said Tract 18, to a 6 inch painted and flagged iron fence corner post found for the northerly northeast corner of said Tract 18, being the northerly northeast corner of the herein described 320.422 acre tract;

THENCE with the common lines between said Tract 18 and said Eddie and Terrie Booth Estate H.C.A.D. ID No. 14175 tract, the following five (5) courses and distances:

1. South 16°00'08" West, 700.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a interior corner of the herein described 320.422 acre tract, from which a 2 inch iron pipe found, bent, for reference, bears North 87°09'31" West, 20.10 feet;
2. South 74°16'00" East, 241.43 feet, to a 2 inch iron pipe found for corner;
3. South 73°24'31" East, 113.11 feet, to a 2 inch iron pipe found for corner;
4. South 73°28'59" East, 407.75 feet, to a 2 inch iron pipe found for a northeasterly corner of the herein described 320.422 acre tract;
5. South 03°53'54" East, 979.25 feet, to a 2 inch iron pipe found in the apparent common line between said B.B.B. & C. RR. Co. Survey, Section Number 132 and said Donahoe League, the northerly line of Lot 1 Block B, for the southeasterly corner of said Tract 18, being an interior corner of the herein described 320.422 acre tract;

THENCE North 87°05'18" East, 193.28 feet, with the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Survey, Section Number 132, the common line between said Lot 1, Block B and said Eddie and Terrie Booth Estate H.C.A.D. ID No. 14175 tract, to a 1-1/2 inch iron pipe with cap found for the common northerly corner of said Lots 1 and 2, Block B, being angle point in an easterly north line of the herein described 320.422 acre tract;

THENCE North 86°24'12" East, 1,177.60 feet, continuing with said apparent common line, the northerly line of said Lots 2 and 3, Block B and said Tract B, common to the southerly line of said Eddie and Terrie Booth Estate H.C.A.D. ID No. 14175 tract, to the **POINT OF BEGINNING**, containing a computed area of 320.422 acres of land within this Field Note Description.

SAVE AND EXCEPT the following from the above described 320.422 acres:

**FIELD NOTE DESCRIPTION
SAVE AND EXCEPT 1
0.385 ACRES
IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16
HARDIN COUNTY, TEXAS**

BEING a 0.385 acre tract situated in the Willis Donahoe League, Abstract Number 16, Hardin County, Texas, being the remainder of Lot 10, Block C, Paraffine Oil Company and Colorado-Batson Syndicate Subdivision, as shown on the map or plat thereof, recorded in Volume 26, Page 611 of the Deed Records of Hardin County, Texas (D.R.H.C.T.), said 0.385 acre tract being more particularly described by metes and bounds as follows:

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COMMENCING at a 1-1/2 inch iron pipe with cap found for the common corner of said Tract 15, and said Lots 2, 7 and 8, Block C, an interior corner of the above described 320.422 acre tract;

THENCE North 86°25'10" East, 495.89 feet, in part with the common line between said Lots 7 and 8, Block C, continuing with the common line between said Tract 17 and said Lot 9, Block C, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, the common northerly corner of said remainder of Lot 10, Block C and said Tract 17, being the northwesterly corner of the herein described 0.385 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,102,949.63, E: 4,104,938.58**, Central Zone (4203), grid measurements;

THENCE North 86°24'42" East, 64.42 feet, with the common line between said remainder of Lot 10, Block C and said Lot 9, Block C, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said remainder of Lot 10, Block C and said Tract 14, being the northeasterly corner of the herein described 0.385 acre tract;

THENCE South 05°59'22" West, 263.80 feet, with the common line between said remainder of Lot 10, Block C, and said Tract 14, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said Lot 11, Block C, for the common southerly corner of said Tract 1 and said remainder of Lot 10, Block C, being the southeasterly corner of the herein described 0.385 acre tract;

THENCE South 86°24'42" West, 64.42 feet, with the common line between said remainder of Lot 10, Block C and said Lot 11, Block C, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said remainder of Lot 10, Block C and said Tract 17, being the southwesterly corner of the herein described 0.385 acre tract;

THENCE North 05°59'22" East, 263.80 feet, with the common line between said remainder of Lot 10, Block C and said Tract 17, to the **POINT OF BEGINNING**, and containing a computed area of 0.385 acres of land within this Field Note Description.

ALSO SAVE AND EXCEPT the following from the above described 320.422 acres:

**FIELD NOTE DESCRIPTION
SAVE AND EXCEPT 2
4.991 ACRES
IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16
HARDIN COUNTY, TEXAS**

BEING a 4.991 acre tract situated in the Willis Donahoe League, Abstract Number 16, Hardin County, Texas, being the remainder of Lot 5 and all of Lot 6, Block A, Paraffine Oil Company and Colorado-Batson Syndicate Subdivision, as shown on the map or plat thereof, recorded in Volume 26, Page 611 of the Deed Records of Hardin County, Texas (D.R.H.C.T.), said 4.991 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch iron pipe found in the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Survey, Section Number 132, the common line between said Lot 1, Block B and said Eddie and Terrie Booth Estate H.C.A.D. ID No. 14175 tract, being an interior corner of the above described 320.422 acre tract;

THENCE South 86°16'40" West, 878.40 feet, with said apparent common line, the northerly line of said Block B and said Block A, common to the southerly line of said Tract 18, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of Lots 6 and 7 of said Block A, the **POINT OF BEGINNING**, being the northeasterly corner of the herein described 4.991 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,104,613.66, E: 4,106,198.54**, Central Zone (4203), grid measurements;

(INTENTIONALLY LEFT BLANK)

THENCE South 05°59'22" West, 1,339.09 feet, with the common line between said Lots 6 and 7, Block A, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said Lot 1, Block D, for the common southerly corner of said Lots 6 and 7, Block A, being the southeasterly corner of the herein described 4.991 acre tract;

THENCE South 86°21'01" West, 199.86 feet, with the southerly line of said Lot 6, Block A and said remainder of Lot 5, Block A, common to the northerly line of said Lot 1, Block D, to a 1-1/2 inch iron pipe with cap found for the common southerly corner of said remainder of Lot 5, Block A and Lot 4, Block A, being the westerly corner of the herein described 4.991 acre tract;

THENCE North 05°59'50" East, 870.67 feet, with the common line between said remainder of Lot 5, Block A and said Lot 4, Block A, to a 1-1/2 inch iron pipe with cap found for the common westerly corner of said remainder of Lot 5, Block A and said Tract 7, being the westerly northwest corner of the herein described 4.991 acre tract;

THENCE North 86°18'18" East, 100.39 feet, with the common line between said remainder of Lot 5, Block A and said Tract 7, to a 1-1/2 inch iron pipe found in the westerly line of said Lot 6, Block A, for a common corner of said remainder of Lot 5, Block A and said Tract 7, being an interior corner of the herein described 4.991 acre tract;

THENCE North 05°57'50" East, 468.19 feet, with the common line between said Lot 6, Block A and said Tract 7, to a 1-1/2 inch iron pipe with cap found in the apparent common line between said Donahoe League and said B.B.B. & C. RR. Co. Survey, Section Number 132, the southerly line of said Tract 18, for the common northerly corner of said Lot 6 and said Tract 7, being the northerly northwest corner of the herein described 4.991 acre tract;

THENCE North 86°16'40" East, 99.59 feet, with said apparent common line, the common line between said Lot 6, Block A and said Tract 18, to the **POINT OF BEGINNING**, and containing a computed area of 4.991 acres of land within this Field Note Description.

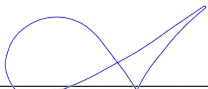
LEAVING a calculated net total of 315.046 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 2, 2025, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 21383.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

July 8, 2025
Date




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