



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 23.502 ACRES IN THE JOHN WHITLEY SURVEY, ABSTRACT NUMBER 579 WALKER COUNTY, TEXAS

BEING a 23.502 acre tract of land situated in the John Whitley Survey, Abstract Number 579, Walker County, Texas, being a portion of that certain called 446.700 acre tract described as "Tract 9", in instrument to T.W. Keeland Company, LTD., recorded in Volume 415, Page 215, of the Official Records of Walker County, Texas (O.R.W.C.T.), further described as called 477 acres, recorded in Volume 123, Page 461, O.R.W.C.T., and 23.502 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found in the centerline of Vick Spring Road for the common westerly corner of said 446.700 acre tract and that certain called 65.28 acre tract, described in instrument to Joe. T Billnoske and Elizabeth Billnoske, recorded in Volume 211, Page 507, O.R.W.C.T., being the westerly corner of the herein described 23.502 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,212,174.38, E: 3,816,733.86**, Central Zone, grid measurements;

THENCE with the common line between said 446.700 acre tract and said 65.28 acre tract, the following three (3) courses and distances:

1. North 51°48'00" East, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northeasterly margin of said Vick Spring Road, in all, a total distance of 172.54 feet, to a 5/8 inch iron rod found for corner;
2. South 46°36'40" East, 690.56 feet, to a 2 inch flat iron found for corner;
3. North 42°18'43" East, 532.52 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Whitley Survey and the Theodore Bennett League, Abstract Number 68, for the common northerly corner of said 446.70 acre and that certain called 393.24 acre tract, described in instrument to G.K. Markham and Pamela D. Markham, recorded in Volume 473, Page 221, O.R.W.C.T., being a northerly corner of the herein described 23.502 acre tract, from which a 5/8 inch iron rod with cap found for reference, bears North 42°18'43" East, 1369.62 feet and an Axle found for reference, bears North 47°13'57"W, 5331.80 feet;

THENCE South 47°13'57" East, 1005.50 feet, with the apparent common line between said Whitley Survey and said Bennett League, the common line between said 446.70 acre tract and said 393.24 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 446.700 acre tract and that certain called 1.148 acre tract, now or formerly described in instrument to Joe Malak Jr. and Clara Mae Malak, recorded in Volume 892, Page 632, O.R.W.C.T., being the northeasterly corner of the herein described 23.502 acre tract, from which a 1-1/2 inch iron pipe with disk found for reference, bears South 47°13'57" East, 486.00 feet;

THENCE South 07°38'20" East, with the common line between said 446.70 acre tract and said 1.148 acre tract, at a distance of 303.24 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said Vick Spring Road, in all, a total distance of 333.24 feet, to a calculated point in the centerline of said Vick Spring Road, for the common southerly corner of said 446.700 acre tract and said 1.148 acre tract, being the southeasterly corner of the herein described 23.502 acre tract;

THENCE severing, over and across said 446.70 acre tract, with the centerline of said Vick Spring Road, the following twenty-two (22) courses and distances:

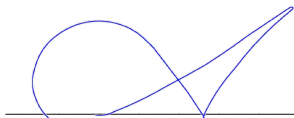
1. South 87°49'47" West, 127.61 feet, to a calculated point for corner;
2. South 87°58'25" West, 154.97 feet, to a calculated point for corner;
3. South 86°52'04" West, 155.38 feet, to a calculated point for corner;
4. South 85°26'35" West, 125.49 feet, to a calculated point for corner;
5. South 85°22'02" West, 165.29 feet, to a calculated point for corner;
6. South 87°35'45" West, 80.33 feet, to a calculated point for corner;
7. South 88°16'29" West, 18.27 feet, to a calculated point for corner;
8. North 83°17'44" West, 49.94 feet, to a calculated point for corner;
9. North 71°17'33" West, 28.19 feet, to a calculated point for corner;
10. North 67°05'52" West, 34.48 feet, to a calculated point for corner;
11. North 62°05'12" West, 30.33 feet, to a calculated point for corner;
12. North 58°17'50" West, 32.50 feet, to a calculated point for corner;
13. North 53°35'46" West, 31.26 feet, to a calculated point for corner;
14. North 51°29'27" West, 31.38 feet, to a calculated point for corner;
15. North 48°36'20" West, 28.89 feet, to a calculated point for corner;
16. North 46°59'08" West, 61.41 feet, to a calculated point for corner;
17. North 43°50'47" West, 179.80 feet, to a calculated point for corner;
18. North 39°32'16" West, 50.61 feet, to a calculated point for corner;
19. North 36°30'54" West, 200.71 feet, to a calculated point for corner;
20. North 37°07'49" West, 71.88 feet, to a calculated point for corner;
21. North 36°28'50" West, 312.08 feet, to a calculated point for corner;
22. North 35°31'15" West, 290.06 feet, to the **POINT OF BEGINNING** and containing a computed area of 23.502 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 1, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 38098.

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.

October 2, 2024
Date




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