

FIELD NOTE DESCRIPTION

73.90 ACRES

ALL that certain tract of land in Anderson County, Texas in the ALEXANDER BAILEY SURVEY, Abstract 111, being the residue of that same tract called 90 acres in deed from Rush Herrington to Roy Allen Herrington, Jr., dated September, 2002, recorded in Volume 1742, Page 555 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:
w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a railroad spike set in the North edge of paving of asphalt County Road 435 at the Northerly Northwest corner of the residue of said 90 acre tract and the Northeast corner of the Mt. Vernon Methodist Episcopal Church 1.59 acre tract in Volume 104, Page 478 O.P.R., being in the South line of a 1 acre tract in Volume 824, Page 654 O.P.R., also being in the North line of said BAILEY SURVEY and the South line of the J. E. WEBB SURVEY, Abstract 820. A 1/2" iron rod found with plastic cap marked RPLS 4091 at the Northwest corner of said 1.59 acre tract bears S 87° 51' 44" W, 300.00 feet and set a 1/2" iron rod S 03° 23' 03" E, 33.54 feet for reference.

THENCE; N 87° 51' 44" E, within the occupied limits of said county road with the South line of said 1 acre tract, the South line of a 38.06 acre tract in Volume 2214, Page 273 O.P.R., the South line of a 39.19 acre tract in Volume 1325, Page 805 O.P.R., the South line of said WEBB SURVEY and the North line of said BAILEY SURVEY 1504.63 feet to a 1/2" iron rod w/cap set in the South margin of the county road and West right-of-way line of State Highway 155.

THENCE; In a Southerly direction with said right-of-way line as described by the 5.708 acre tract conveyed to the State of Texas by deed recorded in Volume 811, Page 704 O.P.R. as follows:
S 09° 38' 27" W, 2.57 feet to a concrete right-of-way monument found.
S 41° 28' 54" E, 93.35 feet to a concrete right-of-way monument found.
S 07° 13' 56" W, 81.01 feet to a concrete right-of-way monument found.
S 06° 37' 09" W, 500.03 feet to a 1/2" iron rod w/cap set at a concrete right-of-way monument found broken.
S 07° 03' 43" W, 1311.78 feet to a 1/2" iron rod found marking the Northeast corner of an 8.54 acre tract in Volume 1627, Page 888 O.P.R.

THENCE; S 86° 57' 30" W, with the North line of said 8.54 acre tract and the North line of a 6.86 acre tract in Volume 2248, Page 46 O.P.R. 1521.62 feet to a 1/2" square iron rod found marking the Southeast corner of a 6.622 acre tract in Volume 2617, Page 676 O.P.R.

THENCE; N 03° 23' 03" W, with the East line of said 6.622 acre tract, at 720.00 feet pass a 1/2" iron rod w/cap set in the Southeast margin of oiled County Road 436, continuing the same course crossing said

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ALEXANDER BAILEY SURVEY, A-111
ANDERSON COUNTY, TEXAS
73.90 ACRES

PAGE 2

road with the East line of said 6.622 acre tract and the East line of an 84.574 care tract in Instrument No. 2022-2196 O.P.R., at 1361.89 feet pass a 1/2" iron rod with plastic cap marked RPLS 4091 in the North margin of the road, continuing the same course a total distance of 1596.73 feet to a 1/2" iron rod found with plastic cap marked RPLS 2504 at the Southwest corner of a 0.61 care tract in Volume 1677, Page 77 O.P.R.

THENCE; N 87° 51' 05" E, with the South line of said 0.61 acre tract 107.45 feet to an 80D nail found marking the lower Southeast corner of the 0.61 acre tract in the center of said County Road 436.

THENCE; N 19° 01' 43" E, with the center of the county road and lower East line of said 0.61 acre tract 68.64 feet to an 80D nail found marking the Southwest corner of a 0.10 acre tract in Instrument No. 2022-8035 O.P.R.

THENCE; S 85° 28' 31" E, with the South line of said 0.10 acre tract 145.79 feet to a 1/2" iron rod found with plastic cap marked RPLS 2504 marking the Southeast corner of the 0.10 acre tract.

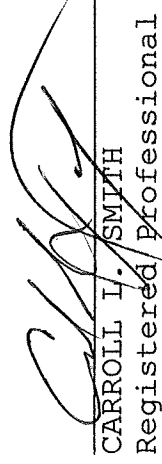
THENCE; N 06° 24' 54" E, with the East line of said 0.10 acre tract and upper East line of said 0.61 acre tract 94.83 feet to a 1/2" iron rod w/cap set at the Northeast corner of said 0.61 acre tract in the South line of said 1.59 acre tract.

THENCE; N 87° 22' 03" E, with the South line of said 1.59 acre tract 5.79 feet to a 1/2" iron rod w/cap set at the Southeast corner of the 1.59 acre tract.

THENCE; N 03° 23' 03" W, with the East line of said 1.59 acre tract and crossing County Road 435 a distance of 230.50 feet to the PLACE OF BEGINNING containing 73.90 acres including 1.15 acres in the county roads.

Bearings are based on Grid North referenced to the Texas State Plane Coordinate System, Central Zone(NAD 83) per GPS observations.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision in December, 2025. A map (D-1-1289) shows additional details and is a part of this survey.



CARROLL L. SMITH

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