

FIELDNOTE DESCRIPTION

371.569 Acre Tract

Jose Pineda West Four League Grant

Blocks 12 & 13, A-40

Cherokee County, Texas

Job No. 451909, Map No. C-1909BNDY-A, January 29, 2025

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FIELDNOTES to all that certain tract or parcel of land being 371.569 acres, located in Blocks 12 and 13 of the Jose Pineda West Four League Grant, A-40 in Cherokee County, Texas, and being:

- 1) the residue of the called 72.468 acre tract described as Tract 1 in a Warranty Deed from Alisia Lewis Willis, Kathleen R. Lewis, Paula M. Lewis, Stephen Wallace Lewis, Edgar Ray Lewis, Mary Ellen Lewis, Mary Elizabeth Freeman, Margaret Powell, and Carol Ann Borshard to Ronald H. Boren, dated April 8, 2020 and recorded in Volume 2543, Page 641 of the Official Records of Cherokee County, Texas (ORCCT);
- 2) the residue of the called 4.703 acre tract described as Tract 2 in said Volume 2543, Page 641 ORCCT;
- 3) the called 290 acre tract described in a Special Warranty Deed With Vendor's Lien from Capitol Timberland Investments, LP to Ronald H. Boren, dated September 24, 2020 and recorded in Volume 2572, Page 790 ORCCT (said tract also being described in Volume 799, Page 545 of the Deed Records of Cherokee County, Texas (DRCCT);
- 4) the residue of the called 1 acre tract described in a Warranty Deed from Carole Ann Borshard, Margaret Powell, and Mary Elizabeth Freeman to Ronald Boren, dated October 3, 2021 and recorded in Volume 2651, Page 62 ORCCT;
- 5) the called 8.04 acre tract described in a Warranty Deed from Edward Gary Lewis and Carolyn S. Lewis to Ronald H. Boren, dated January 31, 2023 and recorded in Volume 2744, Page 686 ORCCT.

Said 371.569 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap (TxDOT) found in the southwesterly right of way of U.S. Highway 175 (Variable Width ROW) for the northwest corner of the herein described tract, same being the northwest corner of the residue of said called 4.703 acre tract and the northeast corner of the residue of a called 42.568 acre tract described as Second Tract – Portion South of Highway 175 in a Warranty Deed With Vendor's Lien from Georgia R. Etheridge to James B. Nelson and Danna S. Nelson, dated March 9, 2018 and recorded in Volume 2423, Page 58 ORCCT, same being the southwest corner of a called 0.2454 of an acre tract described as Parcel 77 in a Deed from Edgar Ray Lewis, Mary Ellen Lewis, and Stephen Wallace Lewis to The State of Texas, dated March 2, 2020 and recorded in Volume 2563, Page 235 ORCCT and the southeast corner of a called 0.3045 of an acre tract described as Parcel 75 in a Deed from James B. Nelson and Danna S. Nelson to The State of Texas, dated December 4, 2019 and recorded in Volume 2547, Page 201 ORCCT, same being located in a recognized common line of said Block 13 of the Jose Pineda West Four League Grant, A-40 and the Barbara C. Lewis Survey, A-31;

THENCE along said southwesterly right of way of U.S. Highway 175 and along the south line of said called 0.2454 of an acre tract, the south line of a called 0.4478 of an acre tract described as Parcel 78 in a Deed from Edgar Ray Lewis to The State of Texas, dated September 25, 2019 and recorded in Volume 2535, Page 524 ORCCT, and the south line of a called 0.3698 of an acre tract described as Parcel 79 in a Deed from Carole Ann Borshard, Margaret Jane Powell, Mary Elizabeth Freeman and Kyle Lynn Freeman to The State of Texas, dated April 22, 2020 and recorded in Volume 2570, Page 58 ORCCT as follows:

North 87°12'09" East a distance of **22.39 feet** to a TxDOT Type II concrete monument found;

South 70°52'23" East a distance of **407.17 feet** to a 1/2-inch iron rod with cap (TxDOT) found for the northeast corner of said residue of called 4.703 acre tract, the upper northwest corner of said residue of called 72.468 acre tract, the southeast corner of said called 0.2454 of an acre tract, and the southwest corner of said called 0.4478 of an acre tract;

South 70°54'20" East a distance of **233.67 feet** to a TxDOT Type II concrete monument found;

Along a curve to the left (having a radius of 20110.00 feet, a delta angle of 01°01'08", and a chord of South 71°23'08" East a distance of 357.63 feet) at an arc distance of 138.30 feet pass a 1/2-inch iron rod with cap (TxDOT) found for the northeast corner of said residue of called 72.468 acre tract, the northwest corner of said residue of called 1 acre tract, the southeast corner of said called 0.4478 of an acre tract, and the southwest corner of said called 0.3698 of an acre tract, and continuing a **total arc distance of 357.64 feet** to a 1/2-inch iron rod with cap (TxDOT) found for the upper northeast corner of the herein described tract, same being the northeast corner of said residue of called 1 acre tract and the southeast corner of said called 0.3698 of an acre tract, same being the upper northwest corner of the residue of a called 89.6 acre tract described as First Tract in a Gift Deed from Nell Lewis to Gary Lewis, dated April 13, 1992 and recorded in Volume 1179, Page 315 ORCCT and the southwest corner of a called 2.767 acre tract described as Parcel 80 in a Deed from Gary Lewis and Carolyn S. Lewis to The State of Texas, dated December 11, 2019 and recorded in Volume 2545, Page 706 ORCCT, from which a TxDOT Type II concrete monument found bears South 73°20'51" East a distance of 3.63 feet;

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THENCE South 01°31'26" East a distance of **63.21 feet** along a common line of said residue of called 1 acre tract and said residue of called 89.6 acre tract to a 5/8-inch axle found for an ell corner of the herein described tract, same being the southeast corner of said residue of called 1 acre tract and an inside ell corner of said residue of called 89.6 acre tract;

THENCE South 88°12'19" West a distance of **202.49 feet** along a common line of said residue of called 1 acre tract and said residue of called 89.6 acre tract to a 1/2-inch iron rod with cap (McCown) found for an inside ell corner of the herein described tract, same being the southwest corner of said residue of called 1 acre tract and the lower northwest corner of said residue of called 89.6 acre tract, same being located in the east line of said residue of called 72.468 acre tract;

THENCE South 02°59'41" East a distance of **3742.22 feet** along the common line of said residue of called 72.468 acre tract and said residue of called 89.6 acre tract to a T-Post found for an inside ell corner of the herein described tract, same being the southwest corner of said residue of called 89.6 acre tract and the lower northwest corner of said called 8.04 acre tract, same being the northeast corner of a called 1.71 acre tract described in a Quitclaim Deed by Southern Pacific Transportation Company in Volume 1036, Page 224 of the Land Records of Cherokee County, Texas (LRCCT), same being the northwest corner of the residue of a called 7.139 acre variable width right of way described in Volume 21, Page 451 DRCCT (said variable width right of way granted for the T. & N. O. Railroad which has been abandoned), from which a 3/8-inch iron rod (tall) found bears South 02°55'09" East a distance of 1.00 foot and a 3/8-inch iron rod found at a X-Tie for the southeast corner of said residue of called 72.468 acre tract and the southwest corner of said called 8.04 acre tract (and located in the north line of said called 290 acre tract) bears South 02°55'09" East a distance of 441.15 feet;

THENCE along the common lines of said called 8.04 acre tract and said residue of called 89.6 acre tract and the north line of said residue of called 7.139 acre variable width right of way as follows:

North 84°32'06" East a distance of **595.92 feet** to a 1/2-inch iron rod with cap (RPLS 2504) found;

North 05°30'53" West a distance of **50.05 feet** to a 1/2-inch iron rod with cap (RPLS 2504) found;

North 84°32'00" East a distance of **153.26 feet** to a 1/2-inch iron rod with cap (RPLS 2504) found for an ell corner of the herein described tract, same being the northeast corner of said called 8.04 acre tract and the southeast corner of said residue of called 89.6 acre tract, same being located in the west line of the residue of a called 42.491 acre tract described in a Warranty Deed With Vendor's Lien from Horttor Fannette Living Trust to Jason D. Eberly and Lela A. Eberly, dated May 19, 2010 and recorded in Volume 2022, Page 130 ORCCT;

THENCE South 02°43'36" East a distance of **200.08 feet** along a common line of said called 8.04 acre tract and said residue of called 42.491 acre tract and across said residue of called 7.139 acre variable width right of way to a 3/8-inch iron rod found in the south line of said residue of called 7.139 acre variable width right of way;

THENCE South 02°47'01" East a distance of **328.16 feet** along a common line of said called 8.04 acre tract and said residue of called 42.491 acre tract to a 3/8-inch iron rod (deep) found for an inside ell corner of the herein described tract, same being the southeast corner of said called 8.04 acre tract and the southwest corner of said residue of called 42.491 acre tract, same being located in the north line of said called 290 acre tract and in the recognized common line of said Block 13 and Block 12 of the Jose Pineda West Four League Grant, A-40, from which said 3/8-inch iron rod found at X-Tie for said southwest corner of said called 8.04 acre tract bears South 87°22'26" West a distance of 744.73 feet;

THENCE North 87°21'27" East a distance of **811.44 feet** along the common line of said residue of called 42.491 acre tract and said called 290 acre tract and along said recognized common block line to a 3/8-inch iron rod (bent) found at a 5-inch fence corner for the southeast corner of said residue of called 42.491 acre tract and the southwest corner of a called 72.2 acre tract described in a Special Warranty Deed from Gary Alvin Shepherd to Gary Alvin Shepherd, Trustee of the Max And Mary Shepherd Children's Revocable Trust, dated September 28, 2022 and recorded in Volume 2729, Page 668 ORCCT, from which a 3/8-inch iron rod (bent) found for the southeast corner of said residue of called 7.139 acre variable width right of way and the most northerly southwest corner of a called 4.09 acre tract described in a Quitclaim Deed by Southern Pacific Transportation Company recorded in Volume 1196, Page 27 ORCCT bears North 02°26'07" West a distance of 395.78 feet (from last mentioned 3/8-inch iron rod found, another 3/8-inch iron rod found for the northeast corner of said residue of called 7.139 acre variable width right of way and

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the most northerly northwest corner of said called 4.09 acre tract bears North 02°20'29" West a distance of 101.04 feet;

THENCE North 87°12'25" East a distance of **902.58 feet** along the common line of said called 72.2 acre tract and said called 290 acre tract and along said recognized common block line to a 3/8-inch iron rod found at a T-Post for the lower northeast corner of the herein described tract, same being the northeast corner of said called 290 acre tract and located in the most southerly line of said called 4.09 acre tract, same being the northeast corner of a called 0.216 of an acre right of way described in Volume 21, Page 455 DRCCT (said right of way granted for the T. & N. O. Railroad which has been abandoned);

THENCE South 02°14'50" East a distance of **71.00 feet** along the east line of said called 290 acre tract and the east line of said called 0.216 of an acre right of way to a 2-inch iron pipe found for the south corner of said called 0.216 of an acre right of way and the north corner of a called 120.675 acre tract referenced with an incomplete description in a Warranty Deed With Right Of Survivorship from Gordon Tull to Glenda Tull, dated April 19, 2004 and recorded in Volume 1652, Page 794 ORCCT (full description of said called 120.675 acre tract being found in Exhibit C in Volume 851, Page 60 DRCCT);

THENCE along the west lines of said called 120.675 acre tract (as fenced and occupied) as follows:

South 03°04'44" East a distance of **2689.44 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;

South 01°23'31" East a distance of **1148.78 feet** to a 2-inch iron pipe found for the southeast corner of the herein described tract, same being the southeast corner of said called 290 acre tract and the southwest corner of said called 120.675 acre tract, same being located in the north line of a called 185 acre tract described as Tract One in a Warranty Deed With Vendor's Lien from Gloria Beth Lang and Laurel Ann Austin, Co-Trustees of the William F. Lang Testamentary Trust to Tiffany D. Madison and Derek Allen Madison, dated July 1, 2015 and recorded in Volume 2278, Page 701 ORCCT;

THENCE South 88°03'26" West a distance of **1562.39 feet** along the common line of said called 290 acre tract and said called 185 acre tract to a 12-inch fence corner post found for the occupied northwest corner of said called 185 acre tract and the occupied northeast corner of a called 34.6 acre tract referenced in a Lady Bird Deed from James Keith Netterville and Diana Lynne Netterville to Tiffany Diane Madison and Melody Ann Barker, dated March 23, 2021 and recorded in Volume 2610, Page 380 ORCCT (said tract being described as Tract Two in Volume 2291, Page 168 ORCCT);

THENCE South 87°38'37" West a distance of **473.73 feet** along the common line of said called 290 acre tract and said called 34.6 acre tract to a 5/8-inch sucker rod found for the northwest corner of said called 34.6 acre tract and the northeast corner of a called 144.28 acre tract described in an Assumption General Warranty Deed from Virginia Kimmeth-Buell to Vernon Buell, dated February 14, 2020 and recorded in Volume 2570, Page 807 ORCCT (said tract being described in Volume 1664, Page 585 ORCCT);

THENCE South 87°55'19" West a distance of **1138.53 feet** along the common line of said called 290 acre tract and said called 144.28 acre tract to a 3/8-inch iron rod found for the southwest corner of the herein described tract, same being the southwest corner of said called 290 acre tract and the southeast corner of a called 12.378 acre tract described as First Tract in a Warranty Deed from Elizabeth Lewis York, Alisia Willis, Kathleen Lewis, Paula Lewis, Stephen Lewis, Edgar Ray Lewis, and Mary Ellen Lewis and Richard Larson to Keith Douglas Crowley and Paula Lawson Crowley, dated July 11, 2016 and recorded in Volume 2332, Page 90 ORCCT, same being the recognized northeast corner of the George Fossett Survey, A-270, the recognized southeast corner of the Joseph F. Gideon Survey, A-306, and in the west line of said Block 12 of the Jose Pineda West Four League Grant, A-40;

THENCE North 03°23'01" West a distance of **2691.00 feet** along the common line of said called 290 acre tract and said called 12.378 acre tract and along the recognized common line of said George Fossett Survey, A-270 and said Block 12 of the Jose Pineda West Four League Grant, A-40 to a 3/8-inch iron rod found at a X-Tie fence corner for the northeast corner of said called 12.378 acre tract and the southwest corner of a called 60 acre tract described in a Warranty Deed from Robert L. Fannette to Ronald H. Boren, dated May 25, 2021 and recorded in Volume 2618, Page 624 ORCCT;

THENCE North 02°12'47" West a distance of **1100.11 feet** along the common line of said called 290 acre tract and said called 60 acre tract and along recognized common survey line to a X-Tie fence corner found for the occupied northeast corner of said called 60 acre tract and the occupied southeast corner of a

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called 50 acre tract described in a General Warranty Deed from Wendell Conn Welch to Mark L. Fouts and Connie R. Fouts, dated September 7, 2010 and recorded in Volume 2035, Page 541 ORCCT, same being the recognized northeast corner of said Joseph F. Gideon Survey, A-306 and the recognized southeast corner of the Greenberry Causey Survey, A-171, from which a 1/2-inch iron rod with cap (RPLS 4825) found bears South 84°30'03" West a distance of 22.61 feet;

THENCE North 00°38'30" West a distance of **83.68 feet** along the common line of said called 290 acre tract and said called 50 acre tract to a 3/8-inch iron rod found for the northwest corner of said called 290 acre tract and the southwest corner of said residue of called 72.468 acre tract, same being the recognized northwest corner of Block 12 and the recognized southwest corner of Block 13 of the Jose Pineda West Four League Grant, A-40, from which a 3/8-inch iron rod found at a X-Tie for the southeast corner of said residue of called 72.468 acre tract bears North 87°23'30" East a distance of 744.43 feet;

THENCE North 03°08'20" West a distance of **509.64 feet** along the lower west line of said residue of called 72.468 acre tract, partially along the east line of said called 50 acre tract, along the recognized common line of said Greenberry Causey Survey, A-171 and said Block 13 of the Jose Pineda West Four League Grant, A-40, passing the southwest corner of said called 1.71 acre tract, to a 1/2-inch iron rod with cap (RPLS 4021) found for the northwest corner of said called 1.71 acre tract and the south corner of a called 79.871 acre tract described as Third Tract in said Volume 2423, Page 58 ORCCT;

THENCE North 02°56'27" West a distance of **3195.86 feet** along the common line of said residue of called 72.468 acre tract and said called 79.871 acre tract and along said recognized common survey line to the north X-Tie in a fence brace found for the occupied northeast corner of said called 79.871 acre tract and the occupied southeast corner of said residue of called 42.568 acre tract, same being the recognized northeast corner of said Greenberry Causey Survey, A-171 and the recognized lower southeast corner of said Barbara C. Lewis Survey, A-31, from which the south X-Tie in said fence brace bears South 02°56'27" East a distance of 8.77 feet;

THENCE North 03°29'14" West a distance of **410.52 feet** along the common line of said residue of called 72.468 acre tract and said residue of called 42.568 acre tract and along said recognized common line of said Barbara C. Lewis Survey, A-31 and said Block 13 of the Jose Pineda West Four League Grant, A-40 to a 2-inch angle iron found at a T-Post for the lower northwest corner of said residue of called 72.468 acre tract and the southwest corner of said residue of called 4.703 acre tract;

THENCE North 02°43'44" West a distance of **494.28 feet** along the common line of said residue of called 4.703 acre tract and said residue of called 42.568 acre tract and along said recognized common survey line to the **POINT OF BEGINNING** and containing 371.569 acres.

Basis of Bearings is referenced to the Texas State Plane Coordinate System, Texas Central Zone (4203) N.A.D. 83 (2011) as derived from GPS observations. Rods described herein as set are 1/2-inch iron rods with yellow cap stamped (ELS Surveying). A plat accompanies these field notes.

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during January 2025.

GIVEN UNDER MY HAND AND SEAL, this the 29th day of January 2025.

01-29-2025 11:17:32-08:00

Connor G. Brown
Registered Professional Land Surveyor
State of Texas No. 6366

ELS SURVEYING & MAPPING, INC.

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