



Tibbit Surveying

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FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

"TRACT 1"

Being **11.000 Acres**, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas;

BEGINNING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE, N 58° 16' 14" E, with the Northwest line of said 68.035 Acre tract and Southeast lines of said 363.732 Acre tract and a 112.2 Acre tract of land described in a deed to Dorothy M. Franklin as recorded in Volume 950, Page 295 of said real property records, **642.71 Feet**, to the base of a 10 inch wood fence corner post, for the Easternmost or Southeast corner of said 112.2 Acre tract and at the Southernmost or Southwest corner of a 76.6 Acre tract of land described in a deed to William L. Hardy and wife, Carol A. Hardy as recorded in Document No. 20130201 of said real property records;

THENCE, N 58° 50' 19" E, continuing with the Northwest line of said 68.035 Acre tract and with the Southeast line of said 76.6 Acre tract, at 1249.56 Feet, pass a ⅝ inch capped survey monument, found, at fence corner post, on the Southwest line of Limestone County Road No. 300, on line, and continuing in all **1260.42 Feet**, to the calculated Northernmost or Northeast corner of said 68.035 Acre tract, within the fenced R-O-W of said county road;

THENCE, S 8° 15' 13" E, with the East line of said 68.035 Acre tract, at 31.34 Feet, pass a ⅝ inch capped survey monument, found, at fence post, in the West fence line of said county road, 3.04 Feet, right of line, and at 81.94 Feet, pass a ⅝ inch capped survey monument, found, at fence post, in the West fence line of said county road, 0.93 Feet, right of line, and continuing in all **282.83 Feet**, to a ½ inch capped survey monument, set, at the Southeast corner hereof, from whence a ½ inch capped iron pin, found, at an angle in the East line of said 68.035 Acre tract, Brs. S 8° 15' 13" E, 459.50 Feet;

THENCE, S 58° 50' 19" W, with the Southeast line hereof, crossing said 68.035 Acre tract, **1790.95 Feet**, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 Acre tract and in the Northeast line of said 70.74 Acre tract, from whence a ⅝ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract, Brs. S 31° 37' 33" E, 1509.19 Feet;

THENCE, N 31° 37' 33" W, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, **254.16 Feet**, to the **PLACE OF BEGINNING** containing **11.000 Acres**, more or less, of which 0.015 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and Plat accompanying were prepared from a survey made on the ground, November 20, 2021 and January 13, 2022, the Records of Limestone County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF JANUARY, 2022.

Toby Tibbit
Registered Professional Land Surveyor No. 5496





FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

“TRACT 2”

Being **11.250 Acres**, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas and also includes 0.064 Acres that are within an area of conflict between said 68.035 Acre tract and a 129 Acre tract described in a deed to Robert Barham as recorded in Volume 874, Page 236 of the Real Property Records of Limestone, Texas;

COMMENCING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE, S 31° 37' 33" E, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, 254.16 Feet, to a ½ inch capped survey monument, set, for the **PLACE OF BEGINNING**;

THENCE, N 58° 50' 19" E, with the Northwest line hereof, crossing said 68.035 Acre tract, **1790.95 Feet**, to a ½ inch capped survey monument, set, at the Northeast corner hereof, in the East line of said 68.035 Acre tract and within the fenced R-O-W of Limestone County Road No. 300;

THENCE, S 8° 15' 13" E, with the East line of said 68.035 Acre tract, at 243.89 Feet, pass the Northwest line of said 129 Acre tract and continuing in all **307.53 Feet**, to a ½ inch capped survey monument, set, at the Southeast corner hereof, from whence a ½ inch capped iron pin, found, at an angle in the East line of said 68.035 Acre tract, Brs. S 8° 15' 13" E, 151.97 Feet;

THENCE, S 58° 50' 19" W, with the Southeast line hereof, crossing said 68.035 Acre tract, at 35.50 Feet, pass a Southwest line of said 129 Acre tract and continuing in all **1668.94 Feet**, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 Acre tract and in the Northeast line of said 70.74 Acre tract, from whence a ⅝ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract, Brs. S 31° 37' 33" E, 1225.90 Feet;

THENCE, N 31° 37' 33" W, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, **283.28 Feet**, to the **PLACE OF BEGINNING** containing **11.250 Acres**, more or less, of which 0.025 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and Plat accompanying were prepared from a survey made on the ground, November 20, 2021 and January 13, 2022, the Records of Limestone County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF JANUARY, 2022.

Toby Tibbit
Registered Professional Land Surveyor No. 5496





FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

"TRACT 3"

Being **11.500 Acres**, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas and also includes 0.031 Acres that are within an area of conflict between said 68.035 Acre tract and a 129 Acre tract described in a deed to Robert Barham as recorded in Volume 874, Page 236 of the Real Property Records of Limestone, Texas;

COMMENCING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE, S 31° 37' 33" E, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, 537.45 Feet, to a ½ inch capped survey monument, set, for the **PLACE OF BEGINNING**;

THENCE, N 58° 50' 19" E, with the Northwest line hereof, crossing said 68.035 Acre tract, at 1633.44 Feet, pass a Southwest line of said 129 Acre tract and continuing in all **1668.94 Feet**, to a ½ inch capped survey monument, set, at the Northeast corner hereof, in the East line of said 68.035 Acre tract and within the fenced R-O-W of Limestone County Road No. 300;

THENCE, with the East line of said 68.035 Acre tract, as follows; **S 8° 15' 13" E**, at 82.72 Feet, pass said Southwest line of said 129 Acre tract and continuing in all **151.97 Feet**, to a ½ inch capped iron pin, found, at an angle in the East line of said 68.035 Acre tract, on the Southwest side of said county road; and **S 33° 38' 33" E, 167.10 Feet**, to a ½ inch capped survey monument, set, at the Southeast corner hereof, within the fenced R-O-W of said county road, from whence a ½ inch iron pin, found, at the Easternmost or Southeast corner of said 68.035 Acre tract, in the approximate center of said county road, Brs. S 33° 38' 33" E, 916.65 Feet;

THENCE, **S 58° 43' 45" W**, with the Southeast line hereof, crossing said 68.035 Acre tract, **1614.52 Feet**, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 Acre tract and in the Northeast line of said 70.74 Acre tract, from whence a ⅝ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract, Brs. S 31° 37' 33" E, 915.88 Feet;

THENCE, **N 31° 37' 33" W**, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, at 163.67 Feet, pass a ½ inch capped iron pin, found, 0.09 Feet, right of line, and continuing in all **310.02 Feet**, to the **PLACE OF BEGINNING** containing **11.500 Acres**, more or less, of which 0.042 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and Plat accompanying were prepared from a survey made on the ground, November 20, 2021 and January 13, 2022, the Records of Limestone County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF JANUARY, 2022.

Toby Tibbit
Registered Professional Land Surveyor No. 5496





FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

"TRACT 4"

Being **11.985 Acres**, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas;

COMMENCING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE, S 31° 37' 33" E, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, 847.47 Feet, to a ½ inch capped survey monument, set, for the **PLACE OF BEGINNING**;

THENCE, N 58° 43' 45" E, with the Northwest line hereof, crossing said 68.035 Acre tract, **1614.52 Feet**, to a ½ inch capped survey monument, set, at the Northeast corner hereof, in the East line of said 68.035 Acre tract and within the fenced R-O-W of Limestone County Road No. 300;

THENCE, S 33° 38' 33" E, with the East line of said 68.035 Acre tract, **322.50 Feet**, to a ½ inch capped survey monument, set, at the Southeast corner hereof, from whence a ½ inch iron pin, found, at the Easternmost or Southeast corner of said 68.035 Acre tract, in the approximate center of said county road, Brs. S 33° 38' 33" E, 594.15 Feet;

THENCE, S 58° 43' 45" W, with the Southeast line hereof, crossing said 68.035 Acre tract, **1625.86 Feet**, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 Acre tract and in the Northeast line of said 70.74 Acre tract, from whence a ⅝ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract, Brs. S 31° 37' 33" E, 593.65 Feet;

THENCE, N 31° 37' 33" W, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, **322.23 Feet**, to the **PLACE OF BEGINNING** containing **11.985 Acres**, more or less, of which 0.087 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and Plat accompanying were prepared from a survey made on the ground, November 20, 2021 and January 13, 2022, the Records of Limestone County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF JANUARY, 2022.

Toby Tibbit
Registered Professional Land Surveyor No. 5496





FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

“TRACT 5”

Being **11.300 Acres**, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas;

COMMENCING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE, S 31° 37' 33" E, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, 1169.70 Feet, to a ½ inch capped survey monument, set, for the **PLACE OF BEGINNING**;

THENCE, N 58° 43' 45" E, with the Northwest line hereof, crossing said 68.035 Acre tract, **1625.86 Feet**, to a ½ inch capped survey monument, set, at the Northeast corner hereof, in the East line of said 68.035 Acre tract and within the fenced R-O-W of Limestone County Road No. 300;

THENCE, S 33° 38' 33" E, with the East line of said 68.035 Acre tract, at 55.29 Feet, pass a ½ inch iron pin, found, within said county road, 0.31 Feet, right of line, and continuing in all **302.02 Feet**, to a ½ inch capped survey monument, set, at the Southeast corner hereof, from whence a ½ inch iron pin, found, at the Easternmost or Southeast corner of said 68.035 Acre tract, in the approximate center of said county road, Brs. S 33° 38' 33" E, 292.13 Feet;

THENCE, S 58° 43' 45" W, with the Southeast line hereof, crossing said 68.035 Acre tract, **1636.49 Feet**, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 Acre tract and in the Northeast line of said 70.74 Acre tract, from whence a ⅝ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract, Brs. S 31° 37' 33" E, 291.89 Feet;

THENCE, N 31° 37' 33" W, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, **301.77 Feet**, to the **PLACE OF BEGINNING** containing **11.300 Acres**, more or less, of which 0.105 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and Plat accompanying were prepared from a survey made on the ground, November 20, 2021 and January 13, 2022, the Records of Limestone County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF JANUARY, 2022.

Toby Tibbit
Registered Professional Land Surveyor No. 5496





FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

"TRACT 6"

Being **11.000 Acres**, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas;

COMMENCING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE, S 31° 37' 33" E, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, 1471.46 Feet, to a ½ inch capped survey monument, set, for the **PLACE OF BEGINNING**;

THENCE, N 58° 43' 45" E, with the Northwest line hereof, crossing said 68.035 Acre tract, **1636.49 Feet**, to a ½ inch capped survey monument, set, at the Northeast corner hereof, in the East line of said 68.035 Acre tract and within the fenced R-O-W of Limestone County Road No. 300;

THENCE, S 33° 38' 33" E, with the Northeast lines of said 20.201 Acre tract, **292.13 Feet**, to a ½ inch iron pin, found, at the Easternmost or Southeast corner of said 68.035 Acre tract, in the approximate center of said county road;

THENCE, S 58° 43' 45" W, departing said county road, with the Southeast line of said 68.035 Acre tract and with a Northwest line of a 200 Acre tract of land described in a deed to Bobbie Weempe Barham as recorded in Volume 902, Page 746 of said real property records, **1646.77 Feet**, to a ⅝ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract and also being in the Northwest line of said 200 Acre tract;

THENCE, N 31° 37' 33" W, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, **291.89 Feet**, to the **PLACE OF BEGINNING** containing **11.000 Acres**, more or less, of which 0.124 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and Plat accompanying were prepared from a survey made on the ground, November 20, 2021 and January 13, 2022, the Records of Limestone County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF JANUARY, 2022.

Toby Tibbit
Registered Professional Land Surveyor No. 5496

