



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 742.485 ACRES IN THE BAILEY ANDERSON SURVEY, ABSTRACT NUMBER 6 PANOLA COUNTY, TEXAS

BEING a 742.485 acre tract of land situated in the Bailey Anderson Survey, Abstract Number 6, Panola County, Texas, being comprised of all of that certain called 649 acre tract described as "Tract PAN-2 (a)" and all of that certain called 42 acre tract described as "Tract Pan-2 (b)", both in instrument to Reynolds Charles R. Family Trust, recorded in Volume 1453, Page 126 of the Official Public Records of Panola County, Texas (O.P.R.P.C.T.), said 742.485 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch by 4 inch concrete monument found in the recognized northerly line of Thomas Powdrill Survey, Abstract Number 53, for the recognized common southerly corner of said Anderson Survey and the J. K. Williams Survey, Abstract Number 763, for the common southerly corner of said 649 acre tract and that certain called 23.03 acre tract described as "Tract 67" in instrument to Sabine Timber, LLC., recorded in Volume 2007, Page 523, O.P.R.P.C.T., being the southwesterly corner of the herein described 742.485 acre tract, from which a 1/2 inch iron rod found for reference bears, South 06°02'05" East, 0.58 feet, and also from which a 4 inch by 4 inch concrete monument found for reference bears, South 87°58'36" West, 720.55 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 6,750,847.42, E: 3,304,914.54**, North Central Zone (4202), grid measurements;

THENCE North 02°21'04" West, 1393.69 feet, with the apparent common line between said Anderson Survey and said Williams Survey, the common line between said 649 acre tract and said 23.03 acre tract, to a 1/2 inch iron rod with cap found for the common easterly corner of said 23.03 acre tract and that certain called 124.409 acre tract described in instrument to Brian K. Monroe, recorded in Volume 1491, Page 409, O.P.R.P.C.T., being an angle point on the westerly line of the herein described 742.485 acre tract, from which a 1/2 inch iron rod with cap found for reference bears South 87°36'58" West, 710.67 feet;

THENCE North 02°23'35" West, 1803.41 feet, continuing with the apparent common line between said Anderson Survey and said Williams Survey, the westerly line of said 649 acre tract and said 42 acre tract, common to the easterly line of said 124.409 acre tract, to a 1/2 inch spinner rod found for the apparent easterly corner of said Williams Survey and the J. M. Morris Survey, Abstract Number 510, for the common easterly corner of said 124.409 acre tract and that certain called 160 acre tract described as "Tract No. 96" in instrument to Bienville Timberlands Company, LP., recorded in Volume 1969, Page 134, O.P.R.P.C.T., being an angle point on the westerly line of the herein described 742.485 acre tract, from which a 1/2 inch iron rod with cap found for reference bears, South 87°41'30" West, 695.82 feet;

THENCE North 02°22'55" West, 3171.70 feet, with the apparent common line between said Anderson Survey and said Morris Survey, the westerly line of said 42 acre tract and said 649 acre tract, common to the easterly line of said 160 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the recognized common westerly corner of said Anderson Survey and the Timothy Davis Survey, Abstract Number 175, for the common westerly corner of said 649 acre tract and that certain called 320.00 acre tract described as "Tract No. 24 (d)" in instrument to Carthage Timberlands Tx. LP., recorded in Volume 1969, Page 220, O.P.R.P.C.T., being the northwesterly corner of the herein described 742.485 acre tract, from which a 2 inch iron pipe found for reference bears North 02°22'42" West, 2462.75 feet;

THENCE North 87°34'51" East, 4254.05 feet, generally along a marked and painted line, with the recognized northerly line of said Anderson Survey, the recognized southerly line of said Davis Survey and the Charles H. Dollahite Survey, Abstract Number 174, the northerly line of said 649 acre tract, common to the southerly line of said 320.00 acre tract and that certain called 220 acre tract described as "Tract No. 25, in instrument to Carthage Timberlands Tx. L.P., recorded in Volume 1969, Page 220, O.P.R.P.C.T., to a fence angle found for an angle point on the northerly line of the herein described 742.485 acre tract;

THENCE with the with the recognized, fenced and occupied common line between said Anderson Survey and said Dollahite Survey, the common line between said 649 acre tract and said 220 acre tract, the following two (2) courses and distances:

1. North 86°10'04" East, 380.97 feet, to a fence angle found for corner;
2. North 87°16'11" East, 468.87 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent westerly line of the Adam Lagrone Survey, Abstract Number 392, for the apparent easterly corner of said Anderson Survey and said Dollahite Survey, in the westerly line of those multiple tracts described in instrument to Penny L. Ford (Ford Tracts), recorded in Volume 1905, Page 346, O.P.R.P.C.T., for the common easterly corner of said 649 acre tract and said 220 acre tract, being the northeasterly corner of the herein described 742.485 acre tract;

THENCE South 01°13'13" East, 494.19 feet, with the apparent common line between said Anderson Survey and said Lagrone Survey, the common line between said 649 acre tract and said Ford Tracts, generally along and with a painted tree line, to a 3/8 inch iron rod found for the common westerly corner of said Ford Tracts and the remainder of that certain called 100 acre tract described as "First Tract" in instrument to Judy Gail Britt Life Estate, recorded in Volume 534, Page 27, of the Deed Records of Panola County, Texas (D.R.P.C.T.), being an angle point on the easterly line of the herein described 742.485 acre tract;

THENCE South 02°42'13" East, 3917.95 feet, with the apparent easterly line of said Anderson Survey, the apparent westerly line of said Lagrone Survey and the Johnathan P. Gibbs Survey, Abstract Number 233, the easterly line of said 649 acre tract, common to the westerly line of said remainder of 100 acre tract and the remainder of that certain called 145.44 acre tract now or formerly described in instrument to William F. Gates and Louella Gates, recorded in Volume 507, Page 804, D.R.P.C.T., generally along and with a painted tree line, to a 4 inch by 4 inch concrete monument found for the apparent westerly corner of said Johnathan P. Gibbs Survey and the P. F. Gibbs Survey, Abstract Number 235, for the common westerly line of said remainder of 145.44 acre tract and that certain called 97 acre tract described as "Tract 21" in instrument to Sabine Timber, LLC., recorded in Volume 2007, Page 523, O.P.R.P.C.T., being an angle point in the easterly line of the herein described 742.485 acre tract;

THENCE South 02°26'45" East, 1892.25 feet, with the apparent common line between said Anderson Survey and said P. F. Gibbs Survey, the common line between said 649 acre tract and said 97 acre tract, generally along and with a painted tree line, to a 4 inch by 4 inch concrete monument found in the recognized northerly line of said Powdrill Survey, the northerly line of said 557 acre tract, for the recognized common southerly corner of said Anderson Survey and said P. F. Gibbs Survey, for the common southerly corner of said 649 acre tract and said 97 acre tract, being the southeasterly corner of the herein described 742.485 acre tract;

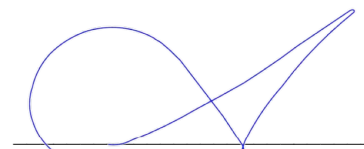
THENCE South 86°43'28" West, 5118.87 feet, with the recognized common line between said Anderson Survey and said Powdrill Survey, the common line between said 649 acre tract and said 557 acre tract, generally along and with a painted tree line, to the **POINT OF BEGINNING** and containing a computed area of 742.485 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 17, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 33263.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

July 27, 2023
Date




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