

BEING a 24.811 acre tract of land situated in the Jefferson Wilson Survey, Abstract Number 59, Nacogdoches County, Texas, being a portion of that certain called 50.000 acre tract described in instrument to Jay Roy Davis, Jr. and Sarah Kathlyn Davis (Davis tract), recorded under Instrument Number 2021-3240 of the Official Public Records of Nacogdoches County, Texas (O.P.R.N.C.T.), said 24.811 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the approximate centerline of County Road 783 (CR 783), for the common westerly corner of said Davis tract and that certain called 50.000 acre tract described in instrument to Stephen Michael Santee and Ornela Kolutari Santee (Santee tract), recorded under Instrument Number 2021-3587, O.P.R.N.C.T., being the northwesterly corner of the herein described 24.811 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of N: 10,601,966.59, E: 3,995,837.37, Texas Central Zone, (4203). grid measurements:

THENCE North 87°10'08" East, with the common line between said Davis tract and said Santee tract, at a distance of 24.91 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the easterly margin of said CR 783, at a distance of 1479.60 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance 1540.07 feet, to a calculated point in the approximate centerline of Mill Creek, the westerly line of that certain called 148.9 acre tract described in instrument to Greg Haymon, recorded under Instrument Number 2021-1173, O.P.R.N.C.T., for the common easterly corner of said Davis tract and said Santee tract, being the northeasterly corner of the herein described 24.811 acre tract;

THENCE with the approximate centerline of said Mill Creek, the common line between said Davis tract and said 148.9 acre tract, the following thirty-five (35) courses and distance:

1. South 31°53'24" East, 1.86 feet, to a calculated point for corner;
2. South 38°31'40" West, 54.84 feet, to a calculated point for corner;
3. South 57°56'57" West, 29.16 feet, to a calculated point for corner;
4. South 25°10'14" West, 32.20 feet, to a calculated point for corner;
5. South 34°29'16" East, 46.66 feet, to a calculated point for corner;
6. North 52°39'41" East, 21.51 feet, to a calculated point for corner;
7. South 00°34'46" West, 13.54 feet, to a calculated point for corner;
8. South 62°23'27" West, 38.09 feet, to a calculated point for corner;
9. North 88°49'23" West, 34.94 feet, to a calculated point for corner;
10. North 62°35'53" West, 46.97 feet, to a calculated point for corner;
11. South 10°19'57" West, 29.68 feet, to a calculated point for corner;
12. South 23°56'22" East, 47.38 feet, to a calculated point for corner;
13. South 41°15'51" East, 19.27 feet, to a calculated point for corner;
14. South 56°19'56" East, 33.36 feet, to a calculated point for corner;
15. South 56°19'56" East, 3.55 feet, to a calculated point for corner;
16. South 61°21'35" East, 58.35 feet, to a calculated point for corner;
17. South 81°48'24" East, 32.89 feet, to a calculated point for corner;
18. North 50°03'55" East, 22.98 feet, to a calculated point for corner;
19. South 50°57'50" East, 63.52 feet, to a calculated point for corner;
20. North 56°07'15" East, 54.02 feet, to a calculated point for corner;
21. South 89°36'05" East, 15.70 feet, to a calculated point for corner;
22. South 56°49'15" East, 41.16 feet, to a calculated point for corner;
23. South 60°47'57" East, 28.31 feet, to a calculated point for corner;
24. South 53°41'28" East, 32.67 feet, to a calculated point for corner;
25. North 71°50'15" East, 31.65 feet, to a calculated point for corner;

26. South 29°47'32" East, 14.08 feet, to a calculated point for corner;
27. South 00°46'31" West, 32.06 feet, to a calculated point for corner;
28. South 55°35'18" West, 36.01 feet, to a calculated point for corner;
29. South 75°01'54" West, 10.45 feet, to a calculated point for corner;
30. South 81°14'34" West, 28.44 feet, to a calculated point for corner;
31. South 71°09'40" West, 19.95 feet, to a calculated point for corner;
32. South 29°35'51" West, 41.49 feet, to a calculated point for corner;
33. South 14°17'26" East, 27.78 feet, to a calculated point for corner;
34. South 69°17'40" East, 10.65 feet, to a calculated point for corner;
35. South 39°31'52" East, 12.62 feet, to a calculated point for a common corner of same, being a angle point in the easterly line of the herein described 24.811 acre tract;

THENCE South 03°03'23" East, with the westerly line of said 148.9 acre tract and that certain called 344.131 acre tract described instrument to Three Sisiters farms, LLC., recorded under Instrument Number 2018-4229. O.P.R.N.C.T., at a distance of 8.22 feet, pass a ½ inch iron rod with cap found for reference, in all, a total distance of 101.28 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 24.811 acre tract;

THENCE severing over and across said Davis tract, the following nine (9) courses and distances:

1. North 74°06'46" West, 90.75 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 83°24'59" West, 240.87 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 75°03'29" West, 198.33 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 74°41'24" West, 202.59 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. South 77°02'06" West, 214.90 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
6. South 76°54'52" West, 375.22 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
7. South 75°17'24" West, 405.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
8. South 77°17'51" West, 219.61 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
9. North 69°03'58" West, at a distance of 29.72 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the easterly margin of said CR 783, in all, a total distance of 59.72 feet, to a calculated point in the approximate centerline of said CR 783, the westerly line of said Davis tract, being the southwesterly corner of the herein described 24.811 acre tract;

THENCE with the approximate centerline of said CR 783, the westerly line of said Davis tract, the following eight (8) courses and distances:

1. North 20°38'01" East, 74.11 feet, to a calculated point for corner;
2. North 20°55'34" East, 143.25 feet, to a calculated point for corner;
3. North 20°44'22" East, 161.15 feet, to a calculated point for corner;
4. North 19°05'28" East, 94.25 feet, to a calculated point for corner;
5. North 13°53'34" East, 98.76 feet, to a calculated point for corner;
6. North 10°47'38" East, 141.25 feet, to a calculated point for corner;
7. North 10°47'38" East, 11.06 feet, to a calculated point for corner;
8. North 10°21'29" East, 112.97 feet, to the POINT OF BEGINNING and containing a computed area of 24.783 acres of land within this Field Note Description.



- SYMBOL LEGEND**
- EDGE OF ASPHALT
 - PIPELINE
 - CALCULATED CORNER
 - FOUND SURVEY MONUMENT
 - PIPELINE MARKER (PLUM)
 - SET SURVEY MONUMENT

TEXAS PROFESSIONAL SURVEYING
 3027 N. RINGBROOK, CANTON, TEXAS 77003
 Ph: 536-3824 Fax: 936-27448
 www.tpsurvey.com
 Form No. 5098(4/07)

PROJECT NUMBER 11318
DATE 02/27/2023
DRAWN BY MMS/MAM
CHECKED BY MMS/MAM
FIELD CREW GR
REVISION 1
REVISION 2
REVISION 3
REVISION 4

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURB/GUT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL No. 48347C0175C HAVING AN EFFECTIVE DATE OF 05/20/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4803), U.S. SURVEY BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER: WILLIAM ROWE
 ADDRESS: COUNTY ROAD 783, DOUGLAS TX
 SUBJECT: JEFFERSON WILSON, A-59
 COUNTY: 24,811 ACRES
 NACODDOCHES

BOUNDARY SURVEY

BEING a 24,811 acre tract of land situated in the Jefferson Wilson Survey, Acreage Number 59, Nacodoches County, Texas, being a portion of that certain called 50,000 acre tract described in a return to Jay Roy Davis, Jr., O.P.R.N.C.T., 2021-3240 of the Official Public Records of Nacodoches County, Texas (O.P.R.N.C.T.), said 24,811 acre tract being more particularly described by attached notes and bounds description.

JEFFERSON WILSON SURVEY
 59

THREE SISTERS FARMS, LLC
 CALLED 344.131 ACRES
 INSTRUMENT No. 2018-4229
 O.P.R.N.C.T.

24,811 ACRES

PORTION OF
 JAY ROY DAVIS, JR. AND
 SARAH KATHLYN DAVIS
 CALLED 50,000 ACRES
 INSTRUMENT No. 2021-3240
 O.P.R.N.C.T.

STEPHEN MICHAEL SANTEE AND
 ORNELA KOLTURI SANTEE
 CALLED 50,000 ACRES
 INSTRUMENT No. 2021-3587
 O.P.R.N.C.T.

GREG HAYMON
 CALLED 148.9 ACRES
 INSTRUMENT No. 2021-11781
 O.P.R.N.C.T.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMAL STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

LINE	BEARING	DISTANCE
1	S 31°53'24" E	1.86'
2	S 38°31'40" W	54.84'
3	S 57°56'57" W	29.15'
4	S 25°10'14" W	32.20'
5	S 34°29'16" E	46.65'
6	N 52°59'41" E	21.51'
7	N 00°34'46" W	13.54'
8	S 62°23'27" W	38.09'
9	N 89°48'53" W	44.85'
10	N 89°48'53" W	44.85'
11	S 10°15'57" W	29.65'
12	S 23°16'22" E	47.38'
13	S 41°15'51" E	19.27'
14	S 56°19'56" E	33.36'
15	S 58°19'56" E	3.55'
16	S 61°21'35" E	58.35'
17	S 81°42'24" E	32.89'
18	N 50°03'55" E	22.98'
19	S 50°51'50" E	63.52'
20	N 85°01'15" E	54.02'
21	S 67°48'19" E	41.16'
22	S 67°48'19" E	41.16'
23	S 60°47'57" E	28.31'
24	S 53°41'26" E	32.67'
25	N 71°50'15" E	31.65'
26	S 29°47'32" E	14.08'
27	S 60°46'31" W	32.06'
28	S 55°35'18" W	36.01'
29	S 75°01'54" W	10.45'
30	S 91°14'24" W	28.44'
31	S 71°08'40" W	19.93'
32	S 41°17'26" E	27.78'
33	S 68°17'40" E	10.65'
34	S 39°31'52" E	12.62'
35	S 03°03'23" E	101.28'
36	N 74°05'46" W	90.75'
37	N 74°05'46" W	90.75'
38	N 83°24'59" W	240.87'
39	S 75°03'29" W	198.33'
40	S 74°21'24" W	202.59'
41	S 77°02'06" W	214.90'
42	S 76°54'52" W	202.22'
43	S 72°17'51" W	219.61'
44	S 67°10'58" W	159.72'
45	N 69°03'58" W	59.72'
46	N 20°38'01" E	74.11'
47	N 20°55'34" E	143.25'
48	N 20°44'22" E	151.15'
49	N 19°05'29" E	94.25'
50	N 13°53'34" E	98.76'
51	N 10°21'38" E	141.25'
52	N 10°21'38" E	111.05'
53	N 10°21'38" E	112.97'