



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
1317.156 ACRES
IN THE JAMES HANEY SURVEY, ABSTRACT NUMBER 207
LIBERTY COUNTY, TEXAS

BEING a 1317.156 acre tract of land situated in the James Haney Survey, Abstract Number 207, Liberty County, Texas, being comprised of a portion of the easterly remainder of that certain called 2037.52 acre tract described as "Tract E27" and "E28, Tract 1" and that certain tract described as "Tract E27" and "E28, Tract 3", both in instrument to Rayonier Forest Resources, LP., recorded under Clerk's File Number 2012015990, of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.) and that certain described in instrument to Rayonier Forest Resources, L.P., recorded under Clerk's File Number 2025022402, O.P.R.L.C.T., said 1317.156 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the apparent common line between said Haney Survey and the William Donaho Survey, Abstract Number 26, in the easterly right-of-way of of Farm to Market Road 1008 (variable width per Volume 451, Page 103 of the Deed Records of Liberty County, Texas (D.R.L.C.T.)), for the common westerly corner of said remainder of 2037.52 acre tract and that certain called 20.00 acre tract described in instrument to Panola Pipeline Company, LLC., recorded under Clerk's File Number 2015009015, O.P.R.L.C.T., being the westerly northwest corner of the herein described 1317.156 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,075,721.77, E: 4,010,111.89**, Central Zone, (4203), grid measurements;

THENCE North 87°55'36" East, 1213.17 feet, with the apparent common line between said Haney Survey and said Donaho Survey, the common line between said remainder of 2037.52 acre tract and said 20.00 acre tract, to a 1-1/4 inch iron pipe found for the common corner of said remainder of 2037.52 acre tract, said 20.00 acre tract, and that certain called 100 acre tract described as "Tract 1" in instrument to Daniel John Winzenried, recorded under Clerk's File Number 2021047091, O.P.R.L.C.T., being an angle point in the westerly north line of the herein described 1317.156 acre tract;

THENCE North 87°53'37" East, continuing with the apparent common line between said Haney Survey and said Donaho Survey, the common line between said remainder of 2037.52 acre tract and said 100 acre tract, at a distance of 2539.08 feet, pass a 1/2 inch iron rod found for the common southerly corner of said 100 acre tract and that certain tract described in instrument to HL Rock Partners, LP., recorded under Clerk's File Number 2014020214, O.P.R.L.C.T., being further described as a called 57.2 acre tract, recorded in Volume 1406, Page 405, O.P.R.L.C.T., thence, with the common line between said remainder of 2037.52 acre tract and said 57.2 acre tract, in all, a total distance of 3375.11 feet, to a 60d nail found for the common southerly corner of said remainder of 2037.52 acre tract and said 57.2 acre tract, being an interior corner of the herein described 1317.156 acre tract;

THENCE North 03°49'28" West, 1330.02 feet, continuing with the apparent common line between said Haney Survey and said Donaho Survey, the common line between said remainder of 2037.52 acre tract and said 57.2 acre tract, to an axle found for the apparent common westerly corner of said Haney Survey and the Jerusha Hardin Survey, Abstract Number 213, the common westerly corner of said remainder of 2037.52 acre tract and that certain tract described as "Tract 1" in instrument to Shelia Gail Page (Page tract), recorded under Clerk's File Number 2022037281, O.P.R.L.C.T.), being the northerly northwest corner of the herein described 1317.156 acre tract;

THENCE North 87°53'15" East, 3622.59 feet, with apparent common line between said Haney Survey and said Hardin Survey, the common line between said remainder of 2037.52 acre tract and said Page tract, to a 5/8 inch iron rod with cap found for the common corner of said remainder of 2037.52 acre tract, said Page tract, that certain called 35.025 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011013033, O.P.R.L.C.T., and that certain called 61.71 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being a northerly corner of the herein described 1317.156 acre tract;

THENCE with the common line between said remainder of 2037.52 acre tract and said 61.71 acre tract, the following five (5) courses and distances:

1. South 46°19'49" West, 4675.81 feet, to a 5/8 inch iron rod with cap found for corner;
2. South 26°01'21" West, 4247.61 feet, to a lath in concrete at fence corner post found for corner;
3. North 88°13'28" East, 339.10 feet, to a 5/8 inch iron rod found for corner;
4. North 26°01'23" East, 4035.85 feet, to a lath in concrete at fence corner post found for corner;
5. North 46°19'40" East, 4959.66 feet, to a 5/8 inch iron rod with cap found in the apparent common line between said Haney Survey and said Hardin Survey for the common corner of said remainder of 2037.52 acre tract, said 61.71 acre tract, said 35.025 acre tract, and said remainder of 480 acre tract, being a northerly corner of the herein described 1317.156 acre tract;

THENCE North 88°14'01" East, 1660.95 feet, continuing with apparent common line between said Haney Survey and said Hardin Survey, the common line between said remainder of 2037.52 acre tract and said Page tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 1317.156 acre tract;

THENCE South 01°49'43" East, 805.44 feet, severing, over and across said remainder of 2037.52 acre tract, to a fence corner post found for the common westerly corner of said remainder of 2037.52 acre tract and that certain tract described in instrument to HL Rock Partners, LP., recorded under Clerk's File Number 2014020214, O.P.R.L.C.T., being further described as a called 50 acre tract, recorded in Volume 301, Page 339, O.P.R.L.C.T., being an angle point in an easterly line of the herein described 1317.156 acre tract;

THENCE South 01°49'43" East, 1391.33 feet, with the common line between said remainder of 2037.52 acre tract and said 50 acre tract, to a 5/8 inch iron rod found for the common corner of said remainder of 2037.52 acre tract, said 50 acre tract, and that certain called 10.0000 acre tract described in instrument to Mark R. Winans, recorded under Clerk's File Number 2018010732, O.P.R.L.C.T., being an angle point in an easterly line of the herein described 1317.156 acre tract;

THENCE South 01°42'32" East, 560.34 feet, with the common line between said remainder of 2037.52 acre tract and said 10.0000 acre tract, to a 5/8 inch iron rod with cap found for the common corner of said remainder of 2037.52 acre tract, said 10.0000 acre tract and the remainder of that certain called 27.722 acre tract described in instrument to Donny Ray Cranford and Ruth Oline Cranford, recorded in Volume 1686, Page 44, O.P.R.L.C.T., being an angle point in an easterly line of the herein described 1317.156 acre tract;

THENCE South 01°49'52" East, 705.87 feet, with the common line between said remainder of 2037.52 acre tract and said remainder of 27.722 acre tract, to a 5/8 inch iron rod (bent) found for the common southerly corner of said remainder of 2037.52 acre tract and said remainder of 27.722 acre tract, being an interior corner of the herein described 1317.156 acre tract;

THENCE North 87°24'05" East, 627.48 feet, with the southerly line of said remainder of 27.722 acre tract and that certain called 1-10 of 10 acres tract described in instrument to Reese O Hall and Frances H. Hall, recorded under Clerk's File Number 2018007924, O.P.R.L.C.T., common to the northerly line of said remainder of 2037.52 acre tract, to a 1/2 inch iron rod found for the common northerly corner of said remainder of 2037.52 acre tract and that certain called 4.0388 acre tract described in instrument to Johnny Richard Langley, recorded in Volume 1659, Page 744, O.P.R.L.C.T., being the easterly northeast corner of the herein described 1317.156 acre tract;

THENCE South 06°06'16" East, 460.80 feet, with the common line between said remainder of 2037.52 acre tract and said 4.0388 acre tract, to a 3/8 inch iron rod found for a common corner of same, an angle point in an easterly line of the herein described 1317.156 acre tract;

THENCE South 07°23'07" East, 678.17 feet, with the westerly line of said 4.0388 acre tract and that certain called 23.90 acre tract described in instrument to Brenda Langley Garefalos, recorded under Clerk's File Number 2017008618, O.P.R.L.C.T., being further described as the remainder of that certain called 48.9 acre tract, recorded in Volume 1576, Page 244, O.P.R.L.C.T., common to the easterly line of said remainder of 2037.52 acre tract, to a 1/2 inch iron rod found for the common corner of said remainder of said 2037.52 acre tract, said 23.90 acre tract, the remainder of that certain called 52.8 acre tract, now or formerly, described in instrument to Raymond Lee Wilkins, recorded in Volume 1421, Page 228, O.P.R.L.C.T., being an angle point in an easterly line of the herein described 1317.156 acre tract;

THENCE South 02°29'49" East, 1199.37 feet, with the common line between said remainder of 2037.52 acre tract and said remainder of 52.8 acre tract, to a 1/2 inch iron pipe found for the common corner of said remainder of 2037.52 acre tract, said remainder of 52.8 acre tract, that certain called 1.284 acre tract described as "Tract 1" and that certain called 3.717 acre tract described as "Tract 3", both in instrument to Austin Wailes and Alexis Chapman, recorded under Clerk's File Number 2022055275, O.P.R.L.C.T., being a southeasterly corner of the herein described 1317.156 acre tract;

THENCE South 45°38'35" West, 11.53 feet, with the common line between said remainder of 2037.52 acre tract and said 1.284 acre tract, to a 1/2 inch iron rod found for a common corner of same, being a southeasterly corner of the herein described 1317.156 acre tract;

THENCE South 86°51'11" West, 538.81 feet, with the northerly line of said 1.284 acre tract and that certain called 11.61 acre tract described in instrument to D.K. Thornton, Jr., recorded in Volume 1667, Page 264, O.P.R.L.C.T., common to a southerly line of said remainder of 2037.52 acre tract, to a 1/2 inch iron rod found for an angle point in the southerly line of the herein described 1317.156 acre tract;

THENCE with the common line between said remainder of 2037.52 acre tract and said 11.61 acre tract, the following seven (7) courses and distances:

1. South 86°05'21" West, 319.04 feet, to a 3/4 inch iron rod found for corner;
2. South 08°40'13" West, 486.37 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 04°28'10" West, 221.09 feet, to a 3/4 inch iron rod found for corner;
4. South 01°56'08" East, 197.47 feet, to a 3/4 inch iron rod found for corner;
5. South 09°21'48" East, 164.34 feet, to a railroad tie found for corner;
6. South 84°59'04" East, 67.94 feet, to a railroad tie found for corner;
7. South 62°05'01" East, 82.47 feet, to a 1/2 inch iron pipe found in the northerly margin of said County Road 2326, for the common corner of said remainder of 2037.52 acre tract, said 11.61 acre tract and that certain called 0.804 acre tract described as "Tract No. 1", in instrument to Kenneth Wayne Bryant, recorded under Clerk's File Number 2016013268, O.P.R.L.C.T., being the southerly southeast corner of the herein described 1317.156 acre tract;

THENCE South 86°12'37" West, 295.77 feet, crossing said County Road 2326, with the southerly margin of said County Road 2326, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the southerly margin of said County Road 2326 for a southerly corner of the herein described 1317.156 acre tract;

THENCE South 88°13'28" West, 7584.79 feet, with the southerly margin of said County Road 2326, to a calculated point at the intersection of the southerly margin of said County Road 2326 with the easterly margin of said Farm to Market Road 1008, for the southwesterly corner of the herein described 1317.156 acre tract;

THENCE with the easterly margin of said Farm to Market Road 1008, the westerly line of said remainder of 2037.52 acre tract, the following four (4) courses and distances:

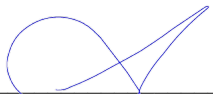
1. North 24°41'25" West, at a distance of 60.96 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said County Road 2326, in all, a total distance of 5410.67 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 13°22'49" West, 101.98 feet, to a concrete monument found for corner;
3. North 24°41'56" West, 359.27 feet, to a concrete monument (broken) found for the beginning of a curve to the right;
4. Northwesterly, 155.91 feet, with the arc of said curve to the right, having a radius of 2794.79 feet, a central angle of 03°11'47", and a chord that bears North 23°12'14" West, 155.89 feet, to the **POINT OF BEGINNING** and containing a computed area of 1317.156 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 13, 2025, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 39992.

Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone, (4203), grid measurements.

July 2, 2025
Date




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