



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 170.000 ACRES IN THE WILLIAM PACE SURVEY, ABSTRACT NUMBER 60 POLK COUNTY, TEXAS

BEING a 170.000 acre tract of land situated in the William Pace Survey, Abstract Number 60, Polk County, Texas, being a portion of that certain called 700.579 (Net) acre tract described in instrument to Gemini77 Land, LLC, (Gemini77 Tract), recorded in Volume 2297, Page 709, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 170.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of an existing field road for a southerly southwest corner of the herein described 170.000 acre tract, from which railroad iron found in the apparent common line between said Pace Survey and the Isaiah S. Fields Survey, Abstract Number 240, in the westerly margin of the H. E. & W. T. Railroad, for the common easterly corner of said Gemini77 Tract and that certain called 17.411 acre tract described as "Parcel Two" in instrument to Guadalupe Villasenor, recorded in Volume 2137, Page 34, O.P.R.P.C.T., bears North 01°51'18" East, 6916.31 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,228,195.38, E: 3,989,350.14**, Central Zone (4203), grid measurements;

THENCE severing, over and across said Gemini77 Tract, the following four (4) courses and distances:

1. North 60°10'07" West, 100.21 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 44°11'48" West, 155.50 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 51°31'30" West, 429.93 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. THENCE North 54°00'15" West, 423.59 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set and the centerline of a 50 foot easement and right-of-way to Gulf States Utilities Company (per Volume 97, Page 175, O.P.R.P.C.T., for an interior corner of the herein described 170.00 acre tract;

THENCE South 86°30'28" West, 3,162.94 feet, continuing over and across said Gemini77 Tract and with the centerline of said 50 foot easement, to a calculated point in the centerline of Long King Creek, for the southwest corner of the herein described 170.000 acre tract;

THENCE with the centerline of said Long King Creek, continuing over and across said Gemini77 Tract, the following twenty-six (26) courses and distances:

1. North 60°10'07" West, 100.21 feet, to a calculated point for corner;
2. North 44°11'48" West, 155.50 feet, to a calculated point for corner;
3. North 51°31'30" West, 429.93 feet, to a calculated point for corner;
4. North 54°00'15" West, 423.59 feet, to a calculated point for corner;
5. South 86°30'28" West, 3162.94 feet, to a calculated point for corner;
6. North 11°03'41" West, 224.17 feet, to a calculated point for corner;
7. North 44°18'36" West, 227.73 feet, to a calculated point for corner;
8. North 35°47'20" West, 245.89 feet, to a calculated point for corner;
9. North 16°43'11" West, 228.07 feet, to a calculated point for corner;
10. North 20°56'07" East, 214.94 feet, to a calculated point for corner;
11. North 45°17'48" East, 371.16 feet, to a calculated point for corner;
12. North 14°42'31" East, 357.34 feet, to a calculated point for corner;
13. North 20°25'53" East, 307.87 feet, to a calculated point for corner;
14. North 28°18'49" East, 175.15 feet, to a calculated point for corner;
15. North 60°23'24" East, 295.20 feet, to a calculated point for corner;
16. North 68°29'25" East, 239.43 feet, to a calculated point for corner;

17. North 63°27'39" East, 447.91 feet, to a calculated point for corner;
18. North 26°23'44" East, 353.78 feet, to a calculated point for corner;
19. North 40°58'00" East, 352.09 feet, to a calculated point for corner;
20. North 23°22'34" East, 196.52 feet, to a calculated point for corner;
21. North 24°20'13" East, 251.55 feet, to a calculated point for corner;
22. North 02°30'41" East, 240.70 feet, to a calculated point for corner;
23. North 28°48'33" West, 248.03 feet, to a calculated point for corner;
24. North 07°38'43" West, 145.92 feet, to a calculated point for corner;
25. North 36°10'34" East, 277.67 feet, to a calculated point for corner;
26. North 67°08'30" East, 4.06 feet, to a calculated point for the northerly corner of the herein described 170.000 acre tract;

THENCE South 16°16'57" East, 3,608.93 feet, continuing over and across said Gemini77 Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of that certain called 10 acre tract described as "Save and Except", recorded in Volume 1775, Page 1, O.P.R.P.C.T., being an angle point in the easterly line of the herein described 170.000 acre tract;

THENCE South 03°34'58" East, 650.00 feet, with the common line between said Gemini77 Tract and said 10 acre Save and Except tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 50 foot easement for the southwesterly corner of said 10 acre Save and Except tract, being an interior corner of the herein described 170.000 acre tract;

THENCE North 86°26'40" East, 1,358.12 feet, with the southerly line of said 10 acre Save and Except tract, and that certain called 10 acre tract described in instrument to City of Goodrich, recorded in Volume 577, Page 352, O.P.R.P.C.T., common to a northerly line of said Gemini77 Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of an existing field road, for a common easterly corner of said Gemini77 Tract and said 10 acre tract, being the northeasterly corner of the herein described 170.000 acre tract;

THENCE South 06°43'19" East, 742.23 feet, with the westerly margin of said existing field road, the easterly line of said Gemini77 Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at the apparent intersection of the westerly margin of said existing field road and the centerline of another existing field road for the southeasterly corner of the herein described 170.000 acre tract;

THENCE with the centerline of said second mentioned field road, continuing over and across said Gemini77 Tract, the following two (2) courses and distances:

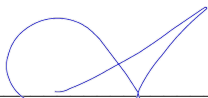
1. North 87°20'43" West, 40.69 feet, to a calculated point for corner;
2. South 77°45'03" West, 124.86 feet, to the **POINT OF BEGINNING** and containing a computed area of 170.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground, on September 05, 2025, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors, and referenced to Survey Drawing Project 32972.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

September 12, 2025
Date




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