



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

546.171 ACRES

**IN THE JOHN WHITLEY 1/3 LEAGUE, ABSTRACT NUMBER 579,
AND IN THE MICHAEL DE CHAUME SURVEY, ABSTRACT NUMBER 160
WALKER COUNTY, TEXAS**

BEING a 546.171 acre tract of land situated in the John Whitley 1/3 League, Abstract Number 579 and in the Michael De Chaume Survey, Abstract Number 160, Walker County, Texas, being comprised of all of that same called 249.000 acre tract described as "Tract 10", the easterly remainder of that certain called 152.840 acre tract described as "Tract 6", and a portion of that certain called 446.700 acre tract described as "Tract 9", all in instrument to T.W. Keeland Company, LTD., recorded in Volume 408, Page 215, of the Official Records of Walker County, Texas (O.R.W.C.T.), said 546.171 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument found in the apparent southwesterly line of the Theodore Bennett League, Abstract Number 68, for the apparent common easterly corner of said Whitley 1/3 League and said Chaume Survey, the northeasterly margin of Vick Springs Road, for the common corner of 446.700 acre tract, that certain called 393.24 acre tract described in instrument to G. K. Markham and Pamela D. Markham, recorded in Volume 473, Page 221, O.R.W.C.T., and that certain called 40 acre tract described in instrument to Mary Bradford Humphrey, recorded in Volume 312, Page 440, O.R.W.C.T., and that certain tract shown to be owned by Denice Hogan Bradford and Nathan Joseph Bradford (Bradford tract), per Walker County Appraisal District Identification Number (W.C.A.D. Id. No.) 16220, being an easterly corner of the herein described 546.171 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,210,182.22, E: 3,819,924.91**, Central Zone, grid measurements;

THENCE South 40°53'35" West, with the apparent common line between said Whitley 1/3 League, and said Chaume Survey, the northwesterly line of said Bradford tract and that certain called 50 acre tract described in instrument to Sherman Yargo and Dorothy A. Yargo, recorded in Volume 427, Page 10, of the Deed Records of Walker County, Texas (D.R.W.C.T.), common to the southeasterly line of said remainder of 446.700 acre tract, at a distance of 82.50 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southwesterly margin of said Vick Springs Road, in all, a total distance of 1707.68 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 50 acre tract and said 249.000 acre tract, being an interior corner of the herein described 546.171 acre tract;

THENCE South 48°10'59" East, with the southwesterly line of said 50 acre tract and that certain called 11.30 acre tract described in instrument to Michael L. Yargo and Janice C. Yargo, recorded in Volume 707, Page 120, O.R.W.C.T., common to the northeasterly line of said 249.000 acre tract, at a distance of 1100.94 feet, pass a 1/2 inch iron rod found for the common westerly corner of said 50 acre tract and said 11.30 acre tract, from which a granite monument found for reference bears, South 36°18'20" West, 12.20 feet, thence, continuing in all, a total distance of 1495.38 feet, to a 1/2 inch iron rod with cap found for the common westerly corner of said 11.30 acre tract and that certain called 107.460 acre tract described in instrument to Conroe Greenhouses, Inc., recorded in Volume 439, Page 374, D.R.W.C.T., being an angle point in a northeasterly line of the herein described 546.171 acre tract;

THENCE with the common line between said 249.000 acre tract and said 107.460 acre tract, the following four (4) courses and distances:

1. South 48°28'16" East, 954.20 feet, to a 24 inch post oak tree found for corner;
2. South 43°04'41" West, 660.79 feet, to an iron bolt found for corner;
3. South 47°07'36" East, 964.74 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for corner;
4. South 42°02'28" West, 2560.91 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Chaume Survey and the Robert Marsh Survey, Abstract Number 373, the northeasterly line of the remainder of that certain called 15.000 acre tract described in instrument to Nolan R. Buckner, Jr., recorded in Volume 299, Page 802, O.R.W.C.T., for the common westerly corner of said 249.000 acre tract and said 107.460 acre tract, being the southerly corner of the herein described 546.171 acre tract;

THENCE with the apparent common line between said Chaume Survey and said Marsh Survey, the common line between said 249.00 acre tract and said remainder of 15.000 acre tract, the following two (2) courses and distances:

1. North 47°09'25" West, 0.70 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 48°05'14" West, 151.14 feet, to a 5/8 inch iron rod found for the common easterly corner of said remainder of 15.00 acre tract and that certain called 7.04 acre tract described in instrument to Nolan Ray Buckner, Jr., recorded in Volume 1216, Page 419, O.R.W.C.T., being an angle point in the southwesterly line of the herein described 546.171 acre tract;

THENCE North 47°29'16" West, 208.33 feet, continuing with the apparent common line between said Chaume Survey and said Marsh Survey, the common line between said 249.000 acre tract and said 7.04 acre tract, to a 1/2 inch iron rod found for the common easterly corner of said 7.04 acre tract and the remainder of that certain called 30.00 acre tract described in instrument to Mary Buckner McNutt and Wieslaw All Zykowski, recorded in Volume 569, Page 10, O.R.W.C.T., being an angle point in the southwesterly line of the herein described 546.171 acre tract;

THENCE North 47°56'44" West, 220.19 feet, continuing with the apparent common line between said Chaume Survey and said Marsh Survey, the common line between said 249.000 acre tract and said remainder of 30.00 acre tract, to a 1/2 inch iron rod found for the common easterly corner of said remainder of 30.00 acre tract and that certain called 14.5202 acre tract described in instrument to Mary Bickner McNutt, recorded in Volume 1235, Page 207, O.R.W.C.T., being an angle point in the southwesterly line of the herein described 546.171 acre tract;

THENCE North 48°27'49" West, 442.82 feet, continuing with the apparent common line between said Chaume Survey and said Marsh Survey, the common line between said 249.000 acre tract and said 14.5202 acre tract, to a 1/2 inch iron rod found (bent) for the common easterly corner of said 14.5202 acre tract and that certain called 81.54 acre tract described in instrument to Voyager Group, Ltd., recorded in Volume 1276, Page 812, O.R.W.C.T., being an angle point in the southwesterly line of the herein described 546.171 acre tract;

THENCE North 48°06'42" West, 2314.35 feet, with the common line between said 249.000 acre tract and said 81.54 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Chaume Survey and said Whitley 1/3 League, the southeasterly line of said easterly remainder of 152.840 acre tract, for the common northerly corner of said 249.000 acre tract and said 81.54 acre tract, being an interior corner of the herein described 546.171 acre tract;

THENCE South 41°56'59" West, with the common line between said easterly remainder of said 152.840 acre tract and said 81.54 acre tract, at a distance of 586.57 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for reference, in all a total distance of 599.32 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of Interstate Highway 45 (IH 45) (width varies), for the common corner of said easterly remainder of said 152.840 acre tract, said 81.54 acre tract, that certain called 16.72 acre tract described in instrument to State of Texas, recorded in Volume 160, Page 505, D.R.W.C.T., and that certain called 30.16 acre tract described in instrument to State of Texas, recorded in Volume 1, Page 41, recorded in Civil Minutes of Walker County, being a southwesterly corner of the herein described 546.171 acre tract, from which a concrete monument found for reference bears, South 07°00'31" East, 1252.72 feet;

THENCE with the easterly right-of-way of Interstate Highway 45 (IH 45) (width varies), the common line between said easterly remainder of 152.840 acre tract and said 30.16 acre tract, the following four (4) courses and distances:

1. North 07°00'31" West, 1291.62 feet, to a concrete monument found for corner;
2. North 04°16'19" East, 204.02 feet, to a concrete monument found for corner;
3. North 06°53'59" West, 1099.92 feet, to a concrete monument found for corner;
4. North 06°56'36" West, 49.22 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common corner of said easterly remainder of 152.840 acre tract, said 30.16 acre tract, and the easterly remainder of that certain called 38.29 acre tract described in instrument to Elizabeth Gay Hoeser and Janis V. Hoeser Gaskamp, recorded in Volume 312, Page 642, O.R.W.C.T., being a northerly corner of the herein described 546.171 acre tract;

THENCE South 48°28'59" East, 701.63 feet, generally along and with the painted line between said easterly remainder of 152.840 acre tract and said 38.29 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said remainder of 446.700 acre tract and said 38.29 acre tract, being an interior corner of the herein described 546.171 acre tract;

THENCE generally along and with the painted line between said remainder of 446.700 acre tract and said easterly remainder of 38.29 acre tract, the following two (2) courses and distances:

1. North 41°55'51" East, 1266.93 feet, to a fence corner post found for corner;
2. North 61°12'05" West, 1749.04 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said IH 45, for the southeasterly line of that certain called 7.33 acre tract described in instrument to State of Texas, recorded in Volume 160, Page 319, D.R.W.C.T., being a southwesterly corner of the herein described 546.171 acre tract;

THENCE North 06°56'36" West, 3839.93 feet, with the easterly right-of-way of said IH 45, the easterly line of said 7.33 acre tract, that certain called 6.76 acre tract described in instrument to State of Texas, recorded in Volume 162, Page 20, D.R.W.C.T., and that certain called 22.97 acre tract described in instrument to State of Texas, recorded in Volume 160, Page 321, D.R.W.C.T., to a 1/2 inch iron rod found for a common corner of said 22.97 acre tract, that certain called 12.57 acre tract described in instrument to State of Texas, recorded in Volume 160, Page 317, D.R.W.C.T., and that certain called 120.65 acre tract described in instrument to Bruno J. Maciejewski and Patricia A. Macieski, recorded in Volume 1125, page 618, O.R.W.C.T., being a westerly corner of the herein described 546.171 acre tract, from which a dead pine tree fence corner found for the southerly corner of that certain called 0.436 acre tract described in instrument to Paleo Oil Company, LLC., recorded under Instrument Number 88274, O.R.W.C.T., bears, South 37°10'03" East, 4.35 feet;

THENCE North 43°18'51" East, 226.70 feet, with the common line between said 446.700 acre tract and said 120.65 acre tract, over and across said 0.436 acre tract and crossing Vick Springs Road, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of said Vick Springs Road, for the common northerly corner of said 446.700 acre tract and that certain called 65.28 acre tract described in instrument to Joe T. Billnoske and Elizabeth Billnoske, recorded in Volume 211, Page 507, O.R.W.C.T., being a northerly corner of the herein described 546.171 acre tract, from which an axle found for reference bears, North 43°18'51" East, 213.06 feet and a 5/8 inch iron rod found for the easterly corner of said 0.436 acre tract bears, South 42°45'27" West, 32.76 feet;

THENCE with the northeasterly margin of said Vick Springs Road, the southwesterly line of said 65.28 acre tract, the following two (2) courses and distances:

1. South 45°41'46" East, 709.63 feet, to a fence corner post found for corner;
2. South 28°16'57" East, 590.70 feet, to a 5/8 inch iron rod found for the common westerly corner of said 65.28 acre tract and the Joe T. Billnoske called 8.00 acre tract, as shown on Affidavit of Exception from Walker County Land Platting Requirements, recorded in Volume 902, Page 639, O.R.W.C.T., being an angle point in the northeasterly line of the herein described 546.171 acre tract;

THENCE South 30°27'14" East, 310.53 feet, with the northeasterly margin of said Vick Springs Road, a southwesterly line of said 8.00 acre tract, to a 5/8 inch iron rod found for and interior corner of said 8.00 acre tract, being an easterly corner of the herein described 546.171 acre tract;

THENCE South 67°53'56" West, 34.50 feet, with a northwesterly line of said 8.00 acre tract, to a 5/8 inch iron rod found in the centerline of said Vick Springs Road for a westerly corner of said 8.00 acre tract, being an interior corner of the herein described 546.171 acre tract;

THENCE South 31°29'38" East, 534.35 feet, with the centerline of said Vick Springs Road, a southwesterly line of said 8.00 acre tract, to a 5/8 inch iron rod found for the common westerly corner of said 65.28 acre tract and that certain 23.502 acre tract, surveyed by Texas Professional Surveying, LLC. (TPS tract), October 10, 2024, being an angle point in a northeasterly line of the herein described 546.171 acre tract:

THENCE with the centerline of said Vick Springs Road, southwesterly and southerly lines of said TPS tract, the following twenty-two (22) courses and distances:

1. South 35°31'15" East, 290.06 feet, to a calculated point for corner;
2. South 36°28'50" East, 312.08 feet, to a calculated point for corner;
3. South 37°07'49" East, 71.88 feet, to a calculated point for corner;
4. South 36°30'54" East, 200.71 feet, to a calculated point for corner;
5. South 39°32'16" East, 50.61 feet, to a calculated point for corner;
6. South 43°50'47" East, 179.80 feet, to a calculated point for corner;
7. South 46°59'08" East, 61.41 feet, to a calculated point for corner;
8. South 48°36'20" East, 28.89 feet, to a calculated point for corner;
9. South 51°29'27" East, 31.38 feet, to a calculated point for corner;
10. South 53°35'46" East, 31.26 feet, to a calculated point for corner;
11. South 58°17'50" East, 32.50 feet, to a calculated point for corner;
12. South 62°05'12" East, 30.33 feet, to a calculated point for corner;
13. South 67°05'52" East, 34.48 feet, to a calculated point for corner;
14. South 71°17'33" East, 28.19 feet, to a calculated point for corner;
15. South 83°17'44" East, 49.94 feet, to a calculated point for corner;
16. North 88°16'29" East, 18.27 feet, to a calculated point for corner;
17. North 87°35'45" East, 80.33 feet, to a calculated point for corner;
18. North 85°22'02" East, 165.29 feet, to a calculated point for corner;
19. North 85°26'35" East, 125.49 feet, to a calculated point for corner;
20. North 86°52'04" East, 155.38 feet, to a calculated point for corner;
21. North 87°58'25" East, 154.97 feet, to a calculated point for corner;
22. North 87°49'47" East, 127.61 feet, to a calculated point for corner;

THENCE North 07°38'20" West, 9.41 feet, with the easterly line of said TPS tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of that certain called 1.148 acre tract, now or formerly, described in instrument to Joe Malak, Jr. and Clara Mae Malak, recorded in Volume 892, Page 635, O.R.W.C.T., being an interior corner of the herein described 546.171 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100-834-00" found for reference in the northerly margin of said Vick Springs Road bears, North 07°38'20" West, 20.59 feet, and another a 1/2 inch iron rod with cap stamped "TPS 100-834-00" found in the apparent common line between said Whitley 1/3 League and said Bennett League, the southwesterly line of that certain called 50 acre tract described in instrument to Joe Malak, Jr., and Clara Mae Malak, recorded in Volume 216, Page 317, D.R.W.C.T., for the common northerly corner of said TPS tract and said 1.148 acre tract bears, North 07°38'20" West, 323.83 feet;

THENCE South 88°20'53" East, 313.86 feet, with the common line between said 446.700 acre tract and said 1.148 acre tract, to a 1-1/2 inch iron pipe with disk found in the apparent common line between said Whitley 1/3 League and said Bennett League, for the common corner of said 446.700 acre tract, said 1.148 acre tract, said 50 acre tract and said 393.24 acre tract, being an interior corner of the herein described 546.171 acre tract;

THENCE South 47°34'31" East, 1490.47 feet, within the apparent common line between said Whitley 1/3 League and said Bennett League, the northeasterly margin of said Vick Springs Road, the common line between said 446.700 acre tract and said 393.24 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 546.171 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 23, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 40633.

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.

March 5, 2026
Date



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