

Now or Formerly
Pine Valley Ranch L.P. &
Pineywoods Holding L.P.
Part of Doc. 0600774



A.E. GOSSETT SUR., A-423
Houston County, Texas
City of Crockett
1" = 200'
February 20, 2024

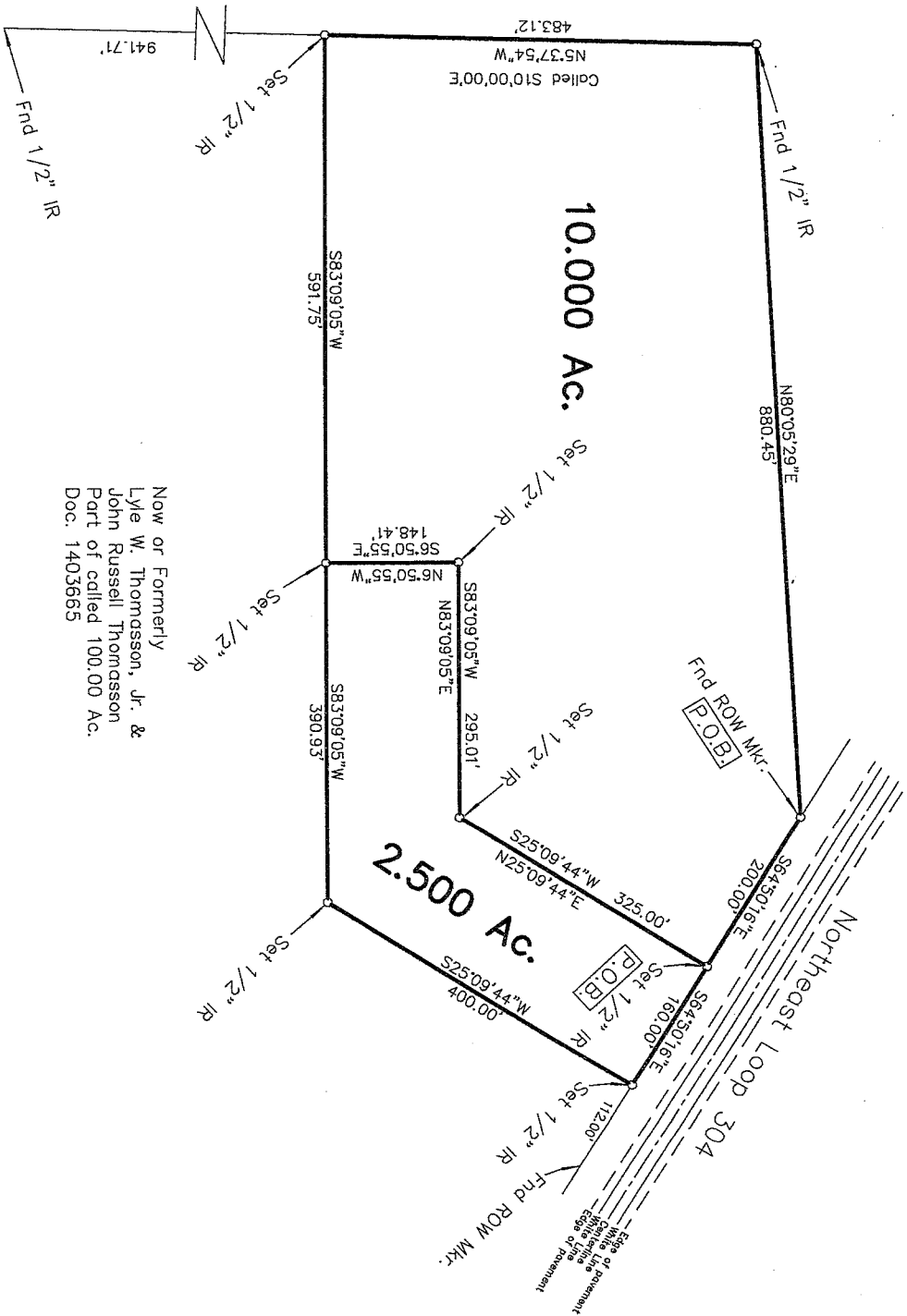
THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT
AND MAY BE SUBJECT TO OTHER EASEMENTS OR ENCUMBRANCES.

ALL SET 1/2" IRON RODS ARE SET WITH RED CAPS STAMPED "CRH 1645"

I, C.R. Hodges, a Registered Professional Land Surveyor
No. 1645, in the State of Texas, do hereby certify that
this Plat represents an on the ground survey done under
my supervision and conforms to the Texas Board of Land
Surveying standards, and there are no visible easements,
overlaps, or encroachments except as shown.

Bearings, dimensions, and coordinates are based upon
Texas State Plane Grid System as derived from RTK GPS
Observations tied to the National Spatial Reference System.
Area calculations have been made relative to said grid
coordinates and are intended to be "More or Less" acreages.

Projection: Texas Central Zone 4203
Geo. Datum: NAD27 Vert. Datum: NAVD88
Grid Units: US Survey Feet



Now or Formerly
Lyle W. Thomasson, Jr. &
John Russell Thomasson
Part of called 100.00 Ac.
Doc. 1403665

C.R. HODGES SURVEYING

P.O. BOX 924
1212 EAST HOUSTON AVE.
CROCKETT, TEXAS 75835
PHONE: 936-544-7608
FAX: 936-544-7612
hodgessurveying@gmail.com

Field Notes for 2.500 Acres
A.E. GOSSETT SURVEY, A-423
City of Crockett
Houston County, Texas

2.500 acres out of and a part of the A.E. GOSSETT SURVEY, A-423, City of Crockett, Houston County, Texas, and being out of and a part of a called 100.00 acres tract, described in a deed to Lyle W. Thomasson Jr., and John Russell Thomasson recorded in Doc. No. 1403665 of the Official Records of Houston County, which 2.500 acres more particularly described by metes and bounds as follows:

BEGINNING on a ½ inch iron rod set for the North corner of this tract, and the East, South East corner of a 10.000 acres tract, also being on or near the South West ROW line of North East Loop 304, and being S 64 deg. 50 min. 16 sec. E, 200.0 feet from the North East corner of said original Lyle W. Thomasson Jr., and John Russell Thomasson called 100.00 acres tract;

THENCE S 64 deg. 50 min. 16 sec. E, 160.00 feet to a ½ inch iron rod set for corner, same being on or near the South West line of said North East Loop 304, and being on or near the North line of said original Thomassons called 100.00 acres tract;

THENCE S 25 deg. 09 min. 44 sec. W, 400.00 feet to a set ½ inch iron rod for corner;

THENCE S 83 deg. 09 min. 05 sec. W, 390.93 feet to a ½ inch iron rod set for corner, same being the South West corner of this said 2.500 acres tract and the South East corner of a 10.000 acres tract;

THENCE N 6 deg. 50 min. 55 sec. W, 148.41 feet to a ½ inch iron rod set for corner, same being the North West corner of this said 2.500 acres tract and being an interior corner of said 10.000 acre tract;

THENCE N 83 deg. 09 min. 05 sec. W, 295.01 feet to a ½ inch iron rod for corner;

THENCE N 25 deg. 09 min. 44 sec. E, 325.00 feet to the place of beginning and containing 2.500 acres of land more or less.

Field Notes Prepared February 21, 2024.