

FIELDNOTE DESCRIPTION

43.103 Acre Tract

George B. Gray Survey, A-306

Jackson B. Nash Survey, A-588

Anderson County, Texas

Job No. 452634, Map No. A-2634BNDRY-A, December 2, 2025

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FIELDNOTES to all that certain tract or parcel of land being 43.103 acres, located in the George B. Gray Survey, A-306 and in the Jackson B. Nash Survey, A-588, both in Anderson County, Texas, and being the residue of the called 148.291 acre tract described in a General Warranty Deed from Dan Robert Lade to Byers Family Partnership, LTD, dated November 6, 2024 and recorded in Document No. 2024-6230 of the Official Public Records of Anderson County, Texas (OPRACT). Said 43.103 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap (RPLS 2054) found on the east side of County Road 435 for the southeast corner of said residue of called 148.291 acre tract, same being the northeast corner of a called 105.188 acre tract described in a General Warranty Deed from Byers Family Partnership, LTD to Lunker Ventures, L.L.C., dated September 12, 2025 and recorded in Document No. 2025-6418 OPRACT and an angle corner in the west boundary of a called 34.92 acre tract described in a Warranty Deed With Vendor's Lien from Phillip Raney and Brittany Cumbie to Joseph F. Henry, III, dated December 13, 2023 and recorded in Document No. 2023-6971 OPRACT (said called 34.92 acre tract also being described in Volume 1998, Page 551 ORPACT);

THENCE South 86°08'37" West a distance of **1865.90 feet** along the south line of said residue of called 148.291 acre tract and the north line of said called 105.188 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) found for the southwest corner of said residue of called 148.291 acre tract and the northwest corner of said called 105.188 acre tract, same being located in an east line of a called 110.42 acre tract described in a Warranty Deed With Vendor's Lien from Clifford B. Elrod to Larry D. Selman and Terri Lyn Selman, dated April 12, 1990 and recorded in Volume 1262, Page 197 OPRACT, from which a 1/2-inch iron rod found for an ell corner of said called 105.188 acre tract and an inside ell corner of said called 110.42 acre tract bears South 04°03'47" East a distance of 654.67 feet;

THENCE North 04°03'47" West a distance of **1319.38 feet** along the common line of said residue of called 148.291 acre tract and said called 110.42 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) found for the northwest corner of said residue of called 148.291 acre tract and the middle northeast corner of said called 110.42 acre tract, same being located in the south line of a called 81.82 acre tract described in a General Warranty Deed With Vendor's Lien from The Ina Waddill Slover Charitable Remainder Unitrust by and through Herbert Riley, Trustee to Larry D. Selman and Terri Lyn Selman, dated May 2, 2007 and recorded in Volume 2031, Page 669 of the Official Public Records of Anderson County, Texas (OPRACT), same being located in a recognized common line of said George B. Gray Survey, A-306 and the Hampton Toullis Survey, A-770;

THENCE North 86°58'25" East a distance of **1103.97 feet** along the common line of said residue of called 148.291 acre tract and said called 81.82 acre tract and along said recognized common survey line to a bridge spike found in the centerline of County Road 435 for the upper northeast corner of said residue of called 148.291 acre tract and the southeast corner of said called 81.82 acre tract, same being located in the upper west line of a called 82.79 acre tract described in a General Warranty Deed from Ray Secure Trust, Brandon L. Mays, Trustee to Joseph Tretta and Connie Tretta, dated July 20, 2022 and recorded in Document No. 2022-4736 OPRACT, same being a recognized inside ell corner of said George B. Gray Survey, A-306 and the recognized southeast corner of said Hampton Toullis Survey, A-770, from which a 1/2-inch iron rod found for the reference to the northeast corner of said called 81.82 acre tract bears North 02°09'49" West a distance of 2051.98 feet and a 1/2-inch iron rod with cap (ELS Surveying) set for reference bears South 86°58'25" West a distance of 28.00 feet;

THENCE South 01°13'49" West a distance of **134.42 feet** along a common line of said residue of called 148.291 acre tract and said called 82.79 acre tract and along said centerline of said County Road 435 to a mag nail found in said centerline for an inside ell corner of said residue of called 148.291 acre tract and the upper southwest corner of said called 82.79 acre tract;

THENCE South 86°23'15" East along a common line of said residue of called 148.291 acre tract and said called 82.79 acre tract, at a distance of 20.00 feet pass a 1/2-inch iron rod found for reference, and continuing **a total distance of 36.92 feet** to a 3/8-inch iron rod found on the east side of said County Road 435 for the lower northeast corner of said residue of called 148.291 acre tract, same being the northwest corner of a called 5.00 acre tract described in a Warranty Deed from Dennis Cook and Kathy Jill Cook to Doyle Nelle and Claudie Nelle, dated November 27, 2006 and recorded in Volume 2004, Page 106 OPRACT;

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THENCE along common lines of said residue of called 148.291 acre tract and said called 5.00 acre tract and along the east side of said County Road 435 as follows:

South 02°16'36" East a distance of **59.39 feet** to a 1/2-inch iron rod with cap (ELS Surveying) found for an angle corner;
South 14°08'54" East a distance of **112.11 feet** to a point in a 20-inch post oak for an angle corner;
South 36°29'28" East a distance of **54.78 feet** to a 1/2-inch iron rod found for the southwest corner of said called 5.00 acre tract, same being the northwest corner of a said called 34.92 acre tract;

THENCE along common lines of said residue of called 148.291 acre tract and said called 34.92 acre tract and along the east side of said County Road 435 as follows:

South 36°27'59" East a distance of **60.51 feet** to a 1/2-inch iron rod with cap (ELS Surveying) found for an angle corner;
South 43°43'19" East a distance of **461.69 feet** to a 1/2-inch iron rod with cap (ELS Surveying) found for an angle corner;
South 43°52'33" East a distance of **122.81 feet** to a point in a 13-inch cedar for an angle corner;
South 42°47'39" East a distance of **359.73 feet** to a 1/2-inch iron rod found for an angle corner;
South 21°12'21" East a distance of **123.69 feet** to a 1/2-inch iron rod with cap (ELS Surveying) found for an angle corner;
South 28°30'57" East a distance of **56.79 feet** to the **POINT OF BEGINNING** and containing a **total of 43.103 acres** of which approximately 1.500 acres lie within the occupied margins of County Road 435.

Basis of Bearings is referenced to the Texas State Plane Coordinate System, Texas Central Zone (4203) N.A.D. 83 (2011) as derived from GPS observations. Rods described herein as set are 1/2-inch iron rods with yellow cap stamped (ELS Surveying). A plat accompanies these field notes.

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during September and October 2024 and August and November 2025.

GIVEN UNDER MY HAND AND SEAL, this the 2nd day of December 2025.

2025-12-02 T16:17:07-06:00

Connor G. Brown
Registered Professional Land Surveyor
State of Texas No. 6366
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