



SURVEYING COMPANY

FIELD NOTE DESCRIPTION

of survey made for
Mr. Mike Johnson

80.078 Acres (Green Hill Farm)

A Part of the **JOHN R. TAYLOR SURVEY, A-830 (30.892 Ac.)**
and the **M. GUICE SURVEY, A-1004 (49.186 Ac.)**

Cherokee County, Texas

G-3/18 07-116

BEING 80.078 acres of land lying and situated in the **JOHN R. TAYLOR SURVEY, ABSTRACT NO. 830**, and the **M. GUICE SURVEY, ABSTRACT NO. 1004**, Cherokee County, Texas, and being a part and out of that certain called 272 acre tract (**FIRST, SECOND and THIRD TRACTS**) as described in a Warranty Deed from Clarence R. Jenkins, et ux, to Michael D. Johnson, et ux, dated March 9, 2005, recorded in Volume 1708, Page 336 of the Official Records, Cherokee County, Texas (actually 272.145 acres as per survey made by me, Tim H. McCown, RPLS #4080, dated June 7, 2005 (Job No. 05-018), said 80.078 acres being more particularly described as follows:

BEGINNING at a 4" x 4" concrete monument (found) for corner in the South right-of-way line of State Highway No. 204 where the West Boundary Line of the above described called 272 acre tract intersects the same, also being the Northeast corner of that certain called 29.122 acre tract as described in a Deed from Raymond Teague, Inc. to Donald E. Patterson, et ux, dated December 19, 1997 and recorded in Volume 1371, Page 582 of the Official Records, Cherokee County, Texas;

THENCE South 01° 57' 45" West, with the West Boundary Line of said called 272 acre tract and the East Boundary Line of said called 29.122 acre tract along a fence, for a distance of 1,726.25 feet to the most westerly Southwest corner and the Southeast corner of the same, respectively, in the center of a spring branch, from which a 3/8" steel rod (set w/cap) for reference corner bears North 01° 57' 45" East, a distance of 26.25 feet;

THENCE with the center of said branch in an Easterly direction with a South Boundary Line of said called 272 acre tract and with the North Boundary Line of a called 118.807 acre tract as described in a Deed from Lem Derrington, et ux, to Douglas Norton, et ux, dated August 6, 1998 and recorded in Volume 1410, Page 655 of the Official Records, Cherokee County, Texas, as follows: North 88° 27' 17" East, for 7.81 feet; South 71° 09' 31" East, for 32.23 feet; South 53° 33' 41" East, for 30.95 feet; South 57° 26' 44" East, for 45.52 feet; South 64° 52' 59" East, for 34.13 feet; South 61° 26' 48" East, for 127.77 feet; South 71° 45' 59" East, for 113.16 feet; South 71° 01' 57" East, for 50.24 feet; North 67° 43' 43" East, for 57.91 feet; North 67° 15' 11" East, for 113.53 feet; North 56° 17' 33" East, for 40.18 feet; North 67° 53' 34" East, for 72.54 feet; and North 53° 15' 54" East, for a distance of 62.29 feet to an Inside or Interior corner and the Northeast corner of the same, respectively, in the center of said spring branch, also being in the East line of said Taylor Survey and in the West line of said Guice Survey, from which a 3/8" steel rod (set w/cap) for reference corner bears South 02° 50' 30" West, a distance of 11.21 feet and a 36" Water Oak (old witness) bears S02° 50' 33" West, a distance of 28.14 feet;

THENCE South 02° 50' 35" West, with the lower West Boundary Line of said called 272 acre tract, the East Boundary Line of said called 118.807 acre tract, and with said Survey Line along a fence, for a distance of 331.21 feet to a 3/8" steel rod (found) for corner at a crosstie fence corner post at the Southeast corner of said called 118.807 acre tract, also being the Northeast corner of a called 59 acre tract as described in a Deed from Jim Dudley to Jeannie Luce Dudley, dated March 3, 1999 and recorded in Volume 1417, Page 483 of the Official Records, Cherokee County, Texas;

THENCE South 02° 39' 34" West, continuing with the lower West Boundary Line of said called 272 acre tract and with the East Boundary Line of said called 59 acre tract and with said Survey line along a fence, for a distance of 364.81 feet to a 3/8" steel rod (set w/cap) for corner in fence corner post hole at the lower Southwest corner of said called 272 acre tract, also being the Southwest corner of said Guice Survey and the Northwest corner of the J. Mayfield Sur., A-560

(Cont. Pg. 2)



(Pg. 2 of 2 – 80.078 Ac.)

THENCE North 89° 51' 09" East, with the South Boundary Line of said called 272 acre tract and said Guice Survey, and with the North line of said Mayfield Survey along a fence, for a distance of 606.53 feet to the lower or most southerly Southeast corner of said called 272 acre tract on the south bank of a creek, also being the Southwest corner of a called 93 acre tract as described in a Deed to Joe Staton Timber Properties, dated March 5, 2001 and recorded in Volume 1494, Page 720 of the Official Records, Cherokee County, Texas, from which a 3/8" steel rod (set w/cap) for reference corner on the north bank bears North 00° 51' 43" East, a distance of 26.20 feet;

THENCE North 00° 51' 43" East, with the lower East Boundary Line of said called 272 acre tract and with the West Boundary Line of said called 93 acre tract along an old fence line, for a distance of 2,177.75 feet to a 3/8" steel rod (set w/cap) for corner in a slough or bog at an Interior or Inside corner of said called 272 acre tract, also being the Northwest corner of said called 93 acre tract;

THENCE South 88° 52' 03" East, with the most upper South Boundary Line of said called 272 acre tract and with the North Boundary Line of said called 93 acre tract partway along an old up & down fence line, for a distance of 1,788.82 feet to a 3/8" steel rod (set w/cap) for corner at the most easterly Southeast corner and the Northeast corner of the same, respectively, in the West line of that certain called 52 acre tract as described in a Deed from B. R. Darby, et ux, to B. R. Darby and AnnaLou Darby Family Partnership, L.P., dated August 4, 2000 and recorded in Volume 1468, Page 648 of the Official Records, Cherokee County, Texas, also being in the East line of said Guice Survey and the West line of the P. B. Hicks Survey, A-1012;

THENCE North 00° 51' 00" East, with the most easterly East Boundary Line of said called 272 acre tract and the West line of said called 52 acre tract along said Survey line, for a distance of 358.40 feet to a 3/8" steel rod (set w/cap) for corner at the intersection of the same with the South right-of-way line of said State Highway No. 204;

THENCE North 02° 11' 58" East, with the most easterly East Boundary Line of said called 272 acre tract and the West line of said called 52 acre tract along said Survey line and entering the right-of-way of said State Highway No. 204, for a distance of 64.20 feet to the Northeast corner of this 80.078 acres, same being in the centerline of said State Highway No. 204, also being the most Easterly Southeast corner of 278.297 acres as per survey and plat dated May 14, 2007;

THENCE South 88° 54' 08" West, with the centerline of said State Highway No. 204 and the North line of this 80.078 acres, and with the South line of said 278.297 acres, for a distance of 3,051.07 feet to the Northwest corner of this 80.078 acres and another common corner with said 278.297 acres, same being in the West Boundary Line of said called 272 acre tract, from which a 1/2" steel rod (found) bears North 01° 18' 19" East, for 80.19 feet;

THENCE South 01° 03' 29" West, with the West Boundary Line of said called 272 acre tract, for a distance of 59.65 feet to the **PLACE OF BEGINNING**, and containing 80.078 acres of land, of which approx. 30.892 acres are in the J. R. Taylor Survey, A-830 and approx. 49.186 acres are in the M. Guice Survey, A-1004, and of which 4.639 acres lie in the right-of-way of said State Highway No. 204.

I, Tim H. McCown, RPLS No. 4080, do hereby state that this description was prepared from an actual on the ground survey made under my supervision and does truly reflect the conditions as they existed in the months of February thru May, 2005.

The bearings recited herein are based on the call of North 88° 54' East for the centerline of State Highway No. 204 as per TxDOT right-of-way map of the same.

See Plat of Survey prepared even date for further information.



Tim H. McCown, RPLS
Reg. Professional Land Surveyor No. 4080
June 25, 2007

