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10819 US HWY 69 N. TYLER, TX

TRACT 1
SURVEYED: 98.149 ACRES
J. SMITH SURVEY, A-586
H. ANDERSON SURVEY, A-31
PANOLA COUNTY, TEXAS
26-0589

June 12, 2026

Field Note description for a 98.149 acre tract in the J. SMITH Survey, A-586 and the H. ANDERSON Survey, A-31 in Panola County, Texas, and being all of the remainder of a called 116 acre tract conveyed to The Patricia Nell Allen Windham Trust as described and recorded in Document No. 2025-000971 of the Official Public Records of Panola County, Texas, said 98.149 acre tract being more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1/2" iron rod found for the Easternmost Northeast corner of herein described tract, same being the most Easternmost Northeast corner of said remainder of a called 116 acre tract, same being the Southeast corner of a called 32.71 acre tract conveyed to Danny Kenneth Atkins as described and recorded in Volume 1461, Page 679 of the Official Public Records of Panola County, Texas, same being situated on the West boundary line of a tract of land conveyed to the Dandy Lucy Estate as described and recorded in Volume 997, Page 562 of the Official Public Records of Panola County;

THENCE South 00°58'10 West along and with the Easternmost boundary line of herein described tract, same being the Easternmost boundary line of said remainder of a called 116 acre tract, same being the West boundary line of said called Dandy tract, for a distance of 1083.08 feet to a 1/2" iron rod found for the Easternmost Southeast corner of herein described tract, same being the Easternmost Southeast corner of said remainder of a called 116 acre tract, same being the Southwest corner of a called 1.0 acre tract conveyed to Helen Willie Johnson as described and recorded in Volume 803, Page 579 of the Official Public Records of Panola County, Texas, same being a Southwest corner of said called Dandy tract, same being the Northeast corner of a called 69.498 acre tract conveyed to Darrell Yates & Kathryn Yates as described and recorded in Volume 2107, Page 242 of the Official Public Records of Panola County, Texas;

THENCE South 87°11'04" West along and with a Southeast boundary line of herein described tract, same being a Southeast boundary line of said remainder of a called 116 acre tract, same being the North boundary line of said called 69.498 acre tract, for a distance of 1265.19 feet to a 2" iron pipe found for a Southeast corner of herein described tract, same being a Southeast corner of said remainder of a called 116 acre tract, same being the Northwest corner of said called 69.498 acre tract;

THENCE South 14°53'48" West along and with the Southeast boundary line of herein described tract, same being the Southeast boundary line of said remainder of a called 116 acre tract, same being the Northwest boundary line of said called 69.498 acre tract, for a distance of 156.38 feet to a 1/2" iron rod set for an angle break in the Southeast boundary line of herein described tract, same being the Southeast boundary line of said remainder of a called 116 acre tract, same being the Northwest boundary line of said called 69.498 acre tract;

THENCE South 00°45'23" East along and with the Southeast boundary line of herein described tract, same being the Southeast boundary line of said remainder of a called 116 acre tract, same being the Northwest boundary line of said called 69.498 acre tract, for a distance of 197.26 feet to a 60D nail found for the Southernmost Southeast corner of herein described tract, same being the Southernmost Southeast corner of said remainder of a called 116 acre tract, same being the Northeast corner of Lot 12 of the DeBerry Subdivision No. 1 as recorded in Volume 524, Page 833 of the Plat Records of Panola County, Texas, same being situated on the West boundary line of said called 69.498 acre tract;

THENCE along and with the South boundary line of herein described tract, same being the South boundary line of said remainder of a called 116 acre tract, same being the North boundary line of said called DeBerry Subdivision over the following courses and distances:
South 88°05'04" West for a distance of 212.54 feet to a 1/2" iron rod found;
South 88°12'22" West for a distance of 203.08 feet to a 5/8" iron rod found;
South 88°13'06" West for a distance of 175.16 feet to a 5/8" iron rod found;
South 87°52'54" West for a distance of 174.79 feet to a 5/8" iron rod set for the Southernmost Southwest corner of herein described tract, same being the Northwest corner of Lot 9 of said DeBerry Subdivision, same being the Northeast corner of Lot 8 of said DeBerry Subdivision, a 5/8" iron rod found for the Southwest corner of said Lot 9 and for reference bears South 01°29'41" West at a distance of 178.69 feet;
THENCE North 01°29'41" West over and across said remainder of a called 116 acre tract for a distance of 620.31 feet to a 1/2" iron rod set for a Southwest ell corner of herein described tract;

THENCE South 88°20'16 West over and across said remainder of a called 116 acre tract for a distance of 803.37 feet to a 1/2" iron rod set for corner on the Westernmost South boundary line of herein described tract, same being the Northeast corner of a called 3.63 acre tract conveyed to Kathy Kirkland as described and recorded in Volume 1782, Page 221 of the Deed Records of Panola County, Texas;

THENCE South 88°20'19" West along and with the Southwest boundary line of herein described tract, same being the Southwest boundary line of said remainder of a called 116 acre tract, same being the North boundary line of said called 3.63 acre tract, passing a 1/2" iron rod found for reference at a distance of 404.24 feet, continuing for a total distance of 430.84 feet to a Point for Corner situated on the general centerline of the paved surface of County Road 336 for the Westernmost Southwest corner of herein described tract, same being the Westernmost Southwest corner of said remainder of a called 116 acre tract;

THENCE along and with the West boundary line of herein described tract, same being the West boundary line of said remainder of a called 116 acre tract, following the paved surface of County Road 336 over the following courses and distances:
North 09°04'13" East for a distance of 249.51 feet to a Point for Corner;
North 08°44'40" East for a distance of 505.56 feet to a Point for Corner;
North 13°44'40" East for a distance of 544.44 feet to a Point for Corner in the paved surface of County Road 336 for the Northwest corner of herein described tract, same being the Northwest corner of said remainder of a called 116 acre tract, same being the Southwest corner of a called 18.087 acre tract conveyed to Michael & Michelle Anthony as described and recorded in Volume 1638, Page 548 of the Official Public Records of Panola County, Texas;

THENCE North 88°20'52" East along and with the North boundary line of herein described tract, same being the North boundary line of said remainder of a called 116 acre tract, same being the South boundary line of said called 18.087 acre tract, for a distance of 1243.08 feet to a 1/2" iron rod found for corner in the North boundary line of herein described tract, same being the Southeast corner of said called 18.087 acre tract, same being the Westernmost Southwest corner of said called 32.71 acre tract;

THENCE North 88°21'00" East along and with the North boundary line of herein described tract, same being the North boundary line of said remainder of a called 116 acre tract, same being the Southwest boundary line of said called 32.71 acre tract, for a distance of 419.30 feet to a 1/2" iron rod found for the Northernmost Northeast

corner of herein described tract, same being the Northernmost Northeast corner of said remainder of a called 116 acre tract, same being a Southwest ell corner of said called 32.71 acre tract;

THENCE South 02°51'59" East along and with a Northeast boundary line of herein described tract, same being a Northeast boundary line of said remainder of a called 116 acre tract, same being the West boundary line of said called 32.71 acre tract, for a distance of 451.19 feet to a 1/2" iron rod found for an ell corner in the North boundary line of herein described tract, same being the North boundary line of said remainder of a called 116 acre tract, same point being the Southernmost Southwest corner of said called 32.71 acre tract;

THENCE North 87°27'41" East along and with the North boundary line of herein described tract, same being the North boundary line of said remainder of a called 116 acre tract, same being the South boundary line of said called 32.71 acre tract, for a distance of 1406.18 feet **BACK TO THE POINT OF BEGINNING AND CONTAINING 98.149 ACRES OF LAND.**

TRACT 2
SURVEYED: LOT 9 (0.719 ACRES)
J. SMITH SURVEY, A-586
PANOLA COUNTY, TEXAS
26-0589

All that certain lot, tract, or parcel of land lying and situated in Panola County, Texas and being Lot 9 of the DeBerry Subdivision, No. 1 according to the map or plat thereof recorded in Volume 524, Page 833 of the Plat Records of Panola County, Texas conveyed to Patricia Allen Windham as recorded in Volume 1272, Page 125 of the Official Public Records of Panola County, Texas

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey performed under my supervision in June 2026, and is being submitted along with a Plat of said tract, herein described.

Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

