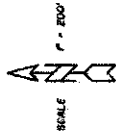


**Survey**



BEARINGS ARE BASED ON BEED CALL.  
 CM DENOTES CONTROLLING MONUMENT.  
 -O- DENOTES 1/2" IRON ROD FOUND, EXCEPT AS NOTED  
 REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY FACILITY NATIONAL TITLE INSURANCE COMPANY OF NA, P.O. BOX 47, HAVING AN EFFECTIVE DATE OF 10/1/2018. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND IT IS NOT TO BE REPRODUCED, ALTERED OR REUSED FOR ANY SUBSEQUENT TRANSACTION.  
 RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY LIVINGSTON SURVEYING & MAPPING.

**SURVEY PLAT SHOWING**

19.996 ACRES OF LAND SITUATED IN THE THOMAS BURRIS SURVEY, A-10, POLK COUNTY, TEXAS, AND BEING THE RESIDUE OF THOSE CERTAIN CALLED 23.000 AND 10.00 ACRE TRACTS DESCRIBED IN DEEDS FROM HUB 658 INVESTMENTS L.L.C. TO 60L ENTERPRISES, L.L.C. AND RECORDED IN VOLUME 1737, PAGE 626 AND VOLUME 1789, PAGE 203, RESPECTIVELY, OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

TO THE LIEN HOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:

I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCRUMBRANCES, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

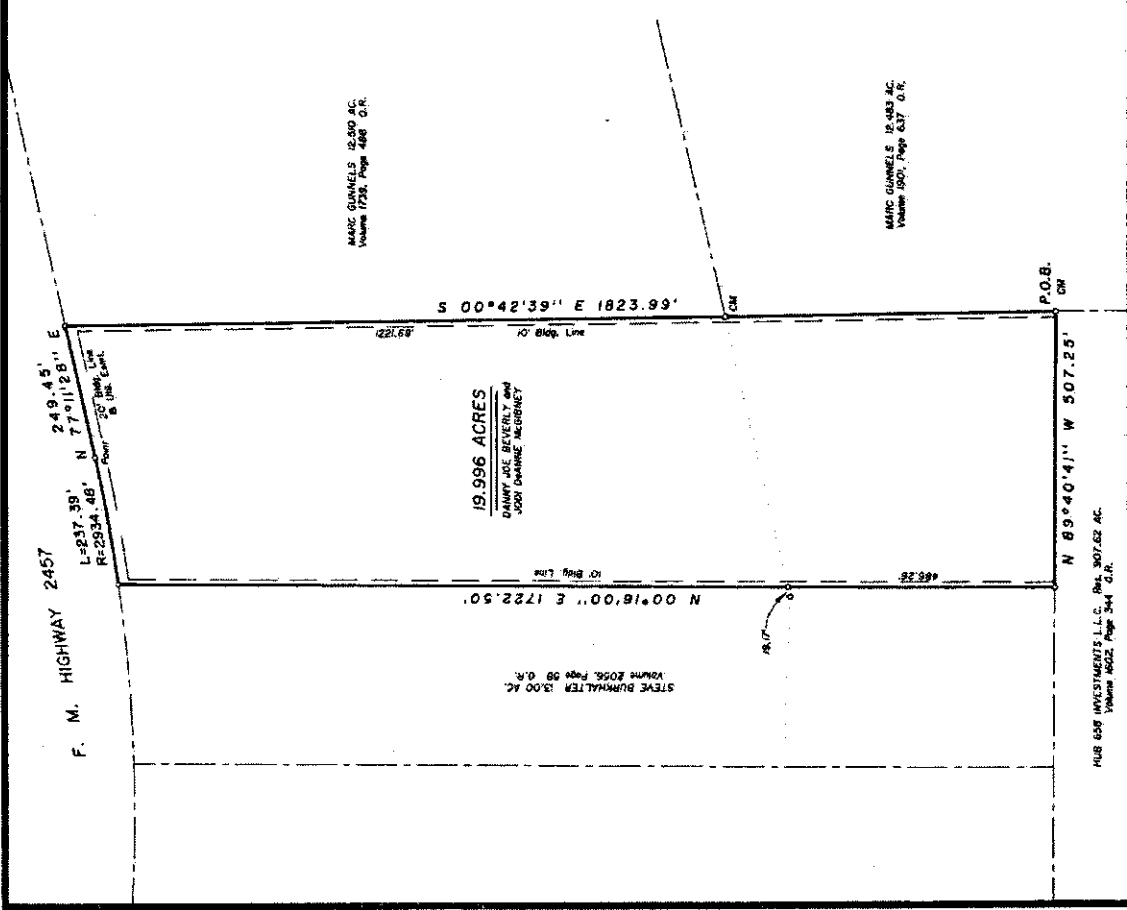
SURVEYED: SEPTEMBER 18, 2018



BY: *Gerald L. Wright*  
 GERALD L. WRIGHT, P.L.S., No. 5334, TEXAS  
 FIRM REGISTRATION No. 10128000

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**Livingston** SURVEYING & MAPPING P.O. BOX 909, LIVINGSTON, TEXAS 77349 836/337-3686



## Metes & Bounds

**METES & BOUNDS DESCRIPTION  
THOMAS BURRIS SURVEY, A-10  
POLK COUNTY, TEXAS  
19.996 ACRES**

Danny Joe Beverly and Jodi DeAnne McGibney

**ALL THAT CERTAIN 19.996 ACRES OF LAND SITUATED IN THE THOMAS BURRIS SURVEY, A-10, POLK COUNTY, TEXAS, AND BEING THE RESIDUE OF THOSE CERTAIN CALLED 23.000 AND 10.00 ACRE TRACTS DESCRIBED IN DEEDS FROM HUB 658 INVESTMENTS L.L.C. TO GOL ENTERPRISES, L.L.C. AND RECORDED IN VOLUME 1737, PAGE 626 AND VOLUME 1789, PAGE 203, RESPECTIVELY, OF THE OFFICIAL RECORDS OF THE SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod found for the southeast corner of the herein described tract and of the said 10.00 acres on the west line of the Marc Gunnels 12.483 acre tract described in Volume 1901, Page 637 of the said official records, same being an interior corner of the HUB 658 Investments L.L.C. residue of 907.62 acres described in Volume 1602, Page 344 of the said official records;

**THENCE** N 89° 40' 41" W 507.25 feet, with the south line of the said 10.00 acres and the north line of the said HUB 658 Investments residue tract, to a 1/2 inch iron rod found for the southwest corner of the herein described tract, same being the southeast corner of the Steve Burkhalter 13.00 acre tract described in Volume 2056, Page 58 of the said official records;

**THENCE** N 00° 16' 00" E, with the east line of the said 13.00 acres, at 486.26 feet pass a 1/2 inch iron rod found on the north line of the said 10.00 acres and the south line of the said 23.00 acres, in all 1722.50 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract on the north line of the said 23.00 acres, same being on the south right-of-way line of F. M. Highway 2457, and being the northeast corner of the said 13.00 acres;

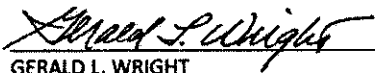
**THENCE** NORTHEASTERLY 237.39 feet, with said south right-of-way line and 23.00 acre north line, in a curve to the left having a central angle of 04° 38' 06", a radius of 2934.48 feet and a long chord bearing N 79° 30' 31" E 237.32 feet to the point of tangency of said curve;

**THENCE** N 77° 11' 28" E 249.45 feet, continuing with said south right-of-way line and 23.00 acre north line, to a 1/2 inch iron rod found for the northeast corner of the herein described tract and of the said 23.00 acres, same being the northwest corner of the Marc Gunnels 12.510 acre tract described in Volume 1739, Page 488 of the said official records;

**THENCE** S 00° 42' 39" E, with the west lines of the said 12.510 and 12.483 acre tracts and the east lines of the said 23.000 and 10.00 acre tracts, at 1221.69 feet pass a 1/2 inch iron rod found at the northeast corner of the said 10.00 acres and the southeast corner of the said 23.000 acres, in all 1823.99 feet to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 19.996 ACRES OF LAND.**

The bearings recited herein are based on deed call. All corners referred to as "1/2 inch iron rod set" have a cap stamped "Firm #10128800". This description was prepared from an actual survey made on the ground under my supervision on September 18, 2018.

LIVINGSTON SURVEYING & MAPPING CORPORATION  
LIVINGSTON, TEXAS

By:   
GERALD L. WRIGHT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5334  
FIRM REGISTRATION NO. 10128800

