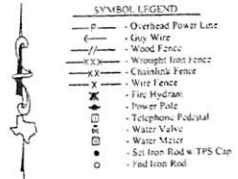


0' 300' 600' 900'



**WILLIAM THOMPSON SURVEY
ABSTRACT NO. 288**

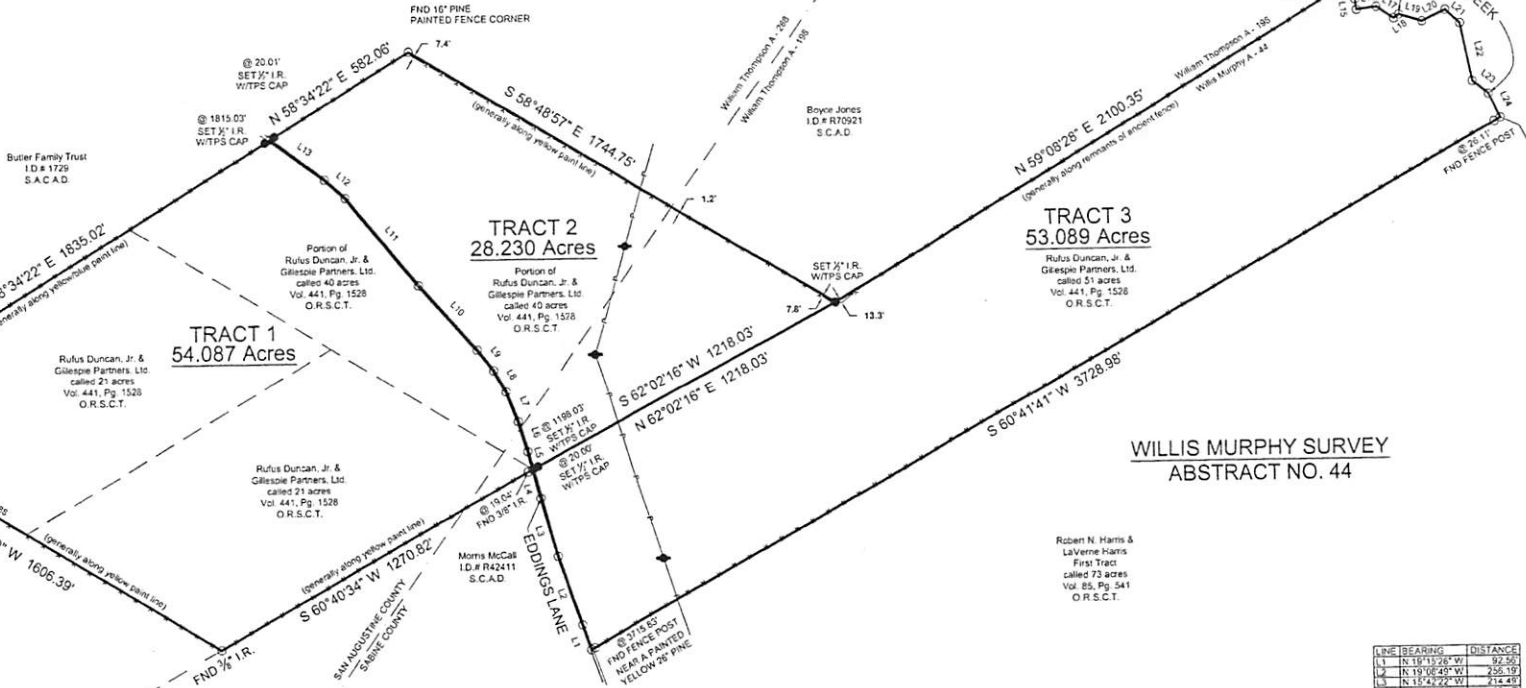
**WILLIAM THOMPSON SURVEY
ABSTRACT NO. 198**

**WILLIS MURPHY SURVEY
ABSTRACT NO. 44**

**NOEL ROBERTS SURVEY
ABSTRACT NO. 38**

Surveyor has relied on information provided by Chicago Title Insurance Company
C.T. No. 54486
Effective date: August 8, 2019

BOUNDARY SURVEY



LINE	BEARING	DISTANCE
1	N 18°15'28" W	92.50'
2	N 19°02'49" W	235.19'
3	N 15°42'22" W	74.49'
4	N 14°05'33" W	105.17'
5	N 14°37'23" W	64.89'
6	N 17°55'56" W	108.93'
7	N 21°43'13" W	113.75'
8	N 29°34'03" W	86.80'
9	N 32°36'11" W	93.08'
10	N 41°41'04" W	325.57'
11	N 39°11'54" W	402.96'
12	N 42°47'04" W	61.98'
13	N 53°12'24" W	238.91'
14	S 26°20'51" E	55.39'
15	S 0°11'54" E	37.42'
16	N 24°24'14" E	72.11'
17	S 54°02'03" E	74.09'
18	N 55°44'35" E	25.75'
19	S 7°14'36" E	86.56'
20	N 64°37'42" E	92.11'
21	S 40°47'51" E	79.18'
22	S 11°26'10" E	205.60'
23	S 51°37'26" E	72.75'
24	S 23°22'24" E	93.49'

TRACT 1
BEING a 54.087 acre tract of land situated in the William Thompson Survey, Abstract Number 288, San Augustine County, Texas, and the William Thompson Survey, Abstract Number 198, Sabine County, Texas, being comprised of multiple tracts, all of that same called 21 acre tract, all of a second tract called 21 acre tract, and a portion of a called 40 acre tract, all described in instrument to Rufus Duncan, Jr. and Gillespie Partners, Ltd., recorded in Volume 441, Page 1528 of the Official Records of Sabine County, Texas, said 54.087 acre tract being more particularly described by attached metes and bounds description.

TRACT 2
BEING a 28.230 acre tract of land situated in the William Thompson Survey, Abstract Number 288, San Augustine County, Texas, being a portion of a called 40 acre tract, described in instrument to Rufus Duncan, Jr. and Gillespie Partners, Ltd., recorded in Volume 441, Page 1528 of the Official Records of Sabine County, Texas, said 28.230 acre tract being more particularly described by attached metes and bounds description.

TRACT 3
BEING a 53.089 acre tract of land situated in the Willis Murphy Survey, Abstract Number 44, Sabine County, Texas, being that same called 51 acre tract described in instrument to Rufus Duncan, Jr. and Gillespie Partners, Ltd., recorded in Volume 441, Page 1528 of the Official Records of Sabine County, Texas, (O.R.S.C.T.) said 53.089 acre tract being more particularly described by attached metes and bounds description.

General Notes
1) © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
2) Survey is valid only if print has original signature of surveyor or it, Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3) Fences as shown
4) See attached metes and bounds

Purchaser	Duncan-Two, Ltd
Address	Eddings Lane, Bonham, TX 75930
Loc.	Block
Survey	William Thompson
Survey	William Thompson
Survey	Willis Murphy
Area	54.087, 28.230, and 53.089 Acres
Subdivision	
Cabinet	Sheet
Revised	County, Texas

TEXAS
PROFESSIONAL SURVEYING
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www.surveyingtexas.com
#REAL REGISTRATION NO. 10033-00

Job No.: D332-01
Scale: 1"=300'
Date: CPP
Drawn By: CPP
Field Crew:
Revised:

based on GPS observations and are referenced to the NAD83.
Basis of Bearings: Texas State Plane Coordinate System, Central Zone (4203)

I hereby certify that this survey was the day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Signature of Corey A. Johnson
Corey A. Johnson
Registered Professional Land Surveyor No. 6524