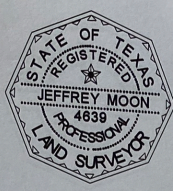


Mary E. Steakley  
 Called 10.22 Acres  
 CF 8737352 M.C.R.P.R.

KOESTERS HOLDINGS LLC, Exclusively,  
 hereby state that this plat is a true representation of a ground  
 survey made under my direct supervision.  
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Jeffrey Moon  
 Registered Professional  
 Land Surveyor No. 4639  
 T.B.P.L.S. Firm No. 10112200



N/A File # 19-B-97 (MG) Book L.L. Pg. -  
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305  
 (936) 756-5266 Fax (936) 756-5281

Notes:  
 Bearings are based on the Texas State Plane Coordinate  
 System, Texas Central Zone. (TX-83X2002 Adj.) (FPS 4203)  
 All 1/2" IR's set with cap stamped  
 "Jeff Moon R.P.L.S. 4639"

This plat is based, in part, on a Metes and  
 Bounds description of even date.  
 This survey was done without the benefit of a  
 Title Report that would reflect any Easements,  
 Building Lines, or other Restrictions.

REVISED 01/20/2020 TO SPLIT INTO (2) 10,000 ACRE TRACTS  
 ADDED TRACT 3. REVISED TRACT 1

N 00°40'56"W 900.35'

S 02°36'08"E 804.80'

NO IMPROVEMENTS FOUND AT  
 TIME OF SURVEY.

**TRACT 2**  
**13.441 ACRES**  
 RESIDUAL OF KOESTERS HOLDINGS LLC  
 33.44 ACRES  
 CF 2016000343 M.C.R.P.R.

Found 5/8" IR.  
 SWc Stroman Called 21156 Ac.  
 NWc Bloh Called 42.08 Ac.

585491 SxT1  
 13.441 AC

Found 1/2" Iron Rod w/  
 cap "GLEZMAN, R.P.L.S. 4627"  
 CONTROLLING MONUMENT  
 Nc Jacob Allen Burch Called 15,000 Ac.

(DEED CALL: N 87°14'26"E 314.41')  
 N 87°14'26"E 314.41'

Found Broken 2" Cedar  
 Fence Corner Post  
 Sxc 10.22 Ac.

S 03°24'54"E  
 211.40'

Set IR.  
 See Note #2

S 87°11'00"W 867.88'  
 N 87°11'00"E 867.88'

POINT OF BEGINNING TRACT 3  
 Set 5/8" IR. (See Note #2)  
 N 1016.302.9183  
 E 3,608.6219065

1456756  
 Bloh Enterprises  
 Called 42.08 Acres  
 CF 2008-093163 M.C.I.

LINE	BEARING	DISTANCE
L1	N 87°11'00"E	30.00'
L2	S 86°37'03"W	30.00'

**TRACT 3**  
**10.001 ACRES**  
 OUT OF KOESTERS HOLDINGS LLC  
 33.44 ACRES  
 CF 2016000343 M.C.R.P.R.

Jacob Allen Burch  
 Called 15,000 Acres  
 CF 2015113882 M.C.R.P.R.

NO IMPROVEMENTS FOUND AT  
 TIME OF SURVEY.

PROPOSED  
 30' ACCESS EASEMENT  
 0.685 AC.

S 86°37'03"W 879.49'  
 N 86°37'03"E 879.49'

Set IR.  
 See Note #2

Set IR.  
 See Note #2

N 02°05'11"W  
 123.01'

N 02°05'11"W  
 503.05'

N 02°05'11"W  
 503.05'

N 02°05'11"W  
 996.27'

N 02°05'11"W  
 996.27'

N 02°05'11"W  
 492.22'

N 02°05'11"W  
 492.22'

NO IMPROVEMENTS FOUND AT  
 TIME OF SURVEY.

**TRACT 1**  
**10,000 ACRES**  
 OUT OF KOESTERS HOLDINGS LLC  
 33.44 ACRES  
 CF 2016000343 M.C.R.P.R.

Robert E. Tatom  
 Called 21,041 Acres  
 CF 99025244 M.C.R.P.R.

Found RR Tie  
 Fence Corner Post  
 Sxc 33.44 Ac.  
 SWc Tatom Called 21,041 Ac.

POINT OF BEGINNING TRACT 1  
 COMMENCING POINT TRACT 2  
 Found 1/2" Iron Rod w/  
 cap "GLEZMAN, R.P.L.S. 4627"  
 N 1016.302.9183  
 E 3,608.6219065  
 CONTROLLING MONUMENT  
 SWc Koester Holdings LLC 33.44 Ac.  
 Sxc Jacob Allen Burch Called 15,000 Ac.

60' ACCESS EASEMENT  
 CF 2014-120691 M.C.R.P.R.

S 86°37'03"W 890.91'  
 (DEED CALL: S 86°36'37"W 890.87')

Brent S. Sherrod and Marla B. Sherrod  
 Called 66,294 Acres  
 CF 9847673 M.C.R.P.R.

S 03°24'54"E 494.35'  
 S 03°24'54"E 986.44'  
 (DEED CALL: S 03°24'54"E 1877.74')

S 03°24'54"E 492.09'