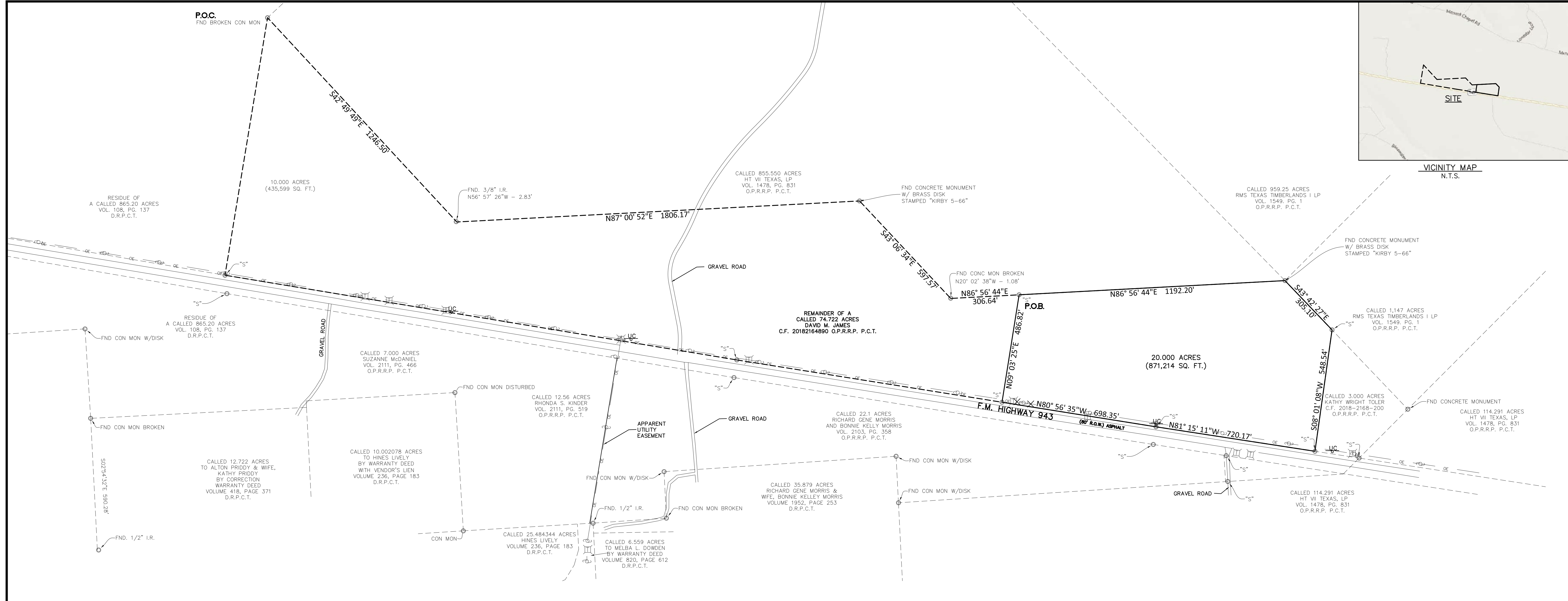


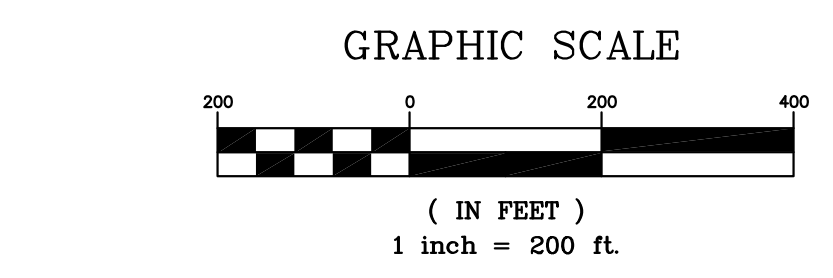
VICINITY MAP
N.T.S.



LEGEND / ABBREVIATIONS

- ELECTRIC POWER POLE
- OVERHEAD LINE
- TELEPHONE PEDESTAL
- PROPERTY MARKER
- UNDERGROUND CABLE

- A C.F. NO. D.R.P.C.T. FND. I.R. I.P. MON. *S*
- ABSTRACT CLERK'S FILE NUMBER CONCRETE DEED RECORDS OF POLK COUNTY, TEXAS FOUND IRON ROD IRON PIPE MONUMENT SET 5/8-INCH IRON ROD WITH ORANGE CAP (STAMPED "LANDPOINT 10194172")



GENERAL NOTES

- The surveyor has not abstracted the site. This survey was prepared without the benefit of a title commitment or abstracting and may not reflect all items of record.
- Bearings based on Texas State Plane Coordinate System, Central Zone 4203, North American Datum 1983.
- Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Polk County, Texas, Map Number 48373006250, effective date of September 3, 2010, and the map indicates this tract to be in "Zone X". Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LEGAL DESCRIPTION

Being 20.000 acres (871,214 square feet) of land, out of the Remainder of a called 74.722 acres, conveyed to David M. James, by deed recorded under County Clerk's File Number (C.F.) 20182164890 Official Public Records Real Property of Polk County, Texas (O.P.R.R.P. P.C.T.), said 20.000 acre tract lying in the W.H. Shadburn Survey, Abstract 529 and being more particularly described by metes and bounds as follows:

COMMENCING at a found broken concrete monument, marking an angle point in the north line of said called 74.722 acre tract;

THENCE South 42°49'49" East, with the north line of said called 74.722 acre tract, a distance of 1246.50 feet to an interior angle point, from which a found 3/8 inch iron rod bears North 56°57'26" West, a distance of 2.83 feet;

THENCE North 87°00'52" East, continuing with said north line, a distance of 1806.17 feet to a found concrete monument with brass disk found for the a northerly corner of said 74.722 acre tract;

THENCE South 43°06'34" East, continuing with said north line, a distance of 597.57 feet to a point for an interior corner of said 74.722 acre tract, from which a found concrete monument with brass disk bears North 20°02'38" West, a distance of 1.08 feet;

THENCE North 86°56'44" East, continuing with said north line, a distance of 306.64 feet to a 5/8 inch iron rod with cap marked "Landpoint 10194172" set for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 86°56'44" East, continuing with said north line, a distance of 1192.20 feet to a concrete monument with brass disk found for the common corner between the called 959.25 acre tract and the called 1,147 acre tract conveyed to RMS Timberlands I, LP, by Warranty Deed recorded in Volume 1549, Page 1, O.P.R.R.P. P.C.T., and said 74.722 acre tract, for the most northerly northwest corner of the herein described tract;

THENCE South 43°42'27" East, with the common line between said 1,147 acre tract and said 74.722 acre tract, a distance of 305.10 feet to a 5/8 inch iron rod with cap marked "Landpoint 10194172" set for the northwest corner of the 3,000 acre tract conveyed to Kathy Wright Toler by Warranty Deed recorded in Clerk's File No. 2018-2168-200, O.P.R.R.P. P.C.T., and the northeast corner of the herein described tract;

THENCE South 08°01'08" West, with the west line of said 3,000 acre tract, a distance of 548.54 feet to a 5/8 inch iron rod with cap marked "Landpoint 10194172" set in the north right of way line of F.M. Highway 943, for the southwest corner of said 3,000 acre tract and the southeast corner of the herein described tract;

THENCE North 81°15'11" West, with said north right of way line, a distance of 720.17 feet to a 5/8 inch iron rod with cap marked "Landpoint 10194172" set for an angle point in the herein described tract;

THENCE North 80°56'35" West, continuing with said north right of way line, a distance of 698.35 feet to a 5/8 inch iron rod with cap marked "Landpoint 10194172" set for the southwest corner of the herein described tract;

THENCE North 09°03'25" East, a distance of 486.82 feet to the POINT OF BEGINNING and containing a computed 20.000 acres (871,214 square feet) of land.

BOUNDARY SURVEY
20.000 ACRES (871,214 SQ. FT.)
OUT OF 74.722 ACRE TRACT
IN THE
W.H. SHADBURN SURVEY, A-529
POLK COUNTY, TEXAS

To David James and Andrew C. Brennemann:
 I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category IB, Condition III Survey.

Jay Dean Canine
 Registered Professional Land Surveyor
 Texas Registration No. 4345
 September 27, 2018

OWNER	DAVID JAMES	FIELD BOOK	341/21
PURCHASER	ANDREW BRENNEMANN	FIELD WORK	TB
DATE	09/27/18	DATE	08/14/18
CHECKED	RS	DRAFTING	JAB
DATE	09/27/18	DATE	09/27/18
MTGE. CO.		SCALE	1"=200'
TITLE CO.		KEY MAP	N/A
G.F. NO.		JOB. NO.	18-0818

LANDPOINT

Formerly
TOWN AND COUNTRY SURVEYORS
 2219 SAWDUST ROAD, STE. 2003
 THE WOODLANDS, TX 77380
 (281) 465-8730
 www.landpoint.net
 TBPLS REG. NO. 10194172
 SHEET 1 OF 1