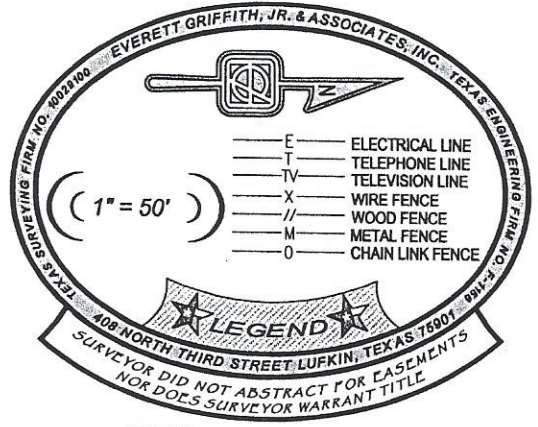
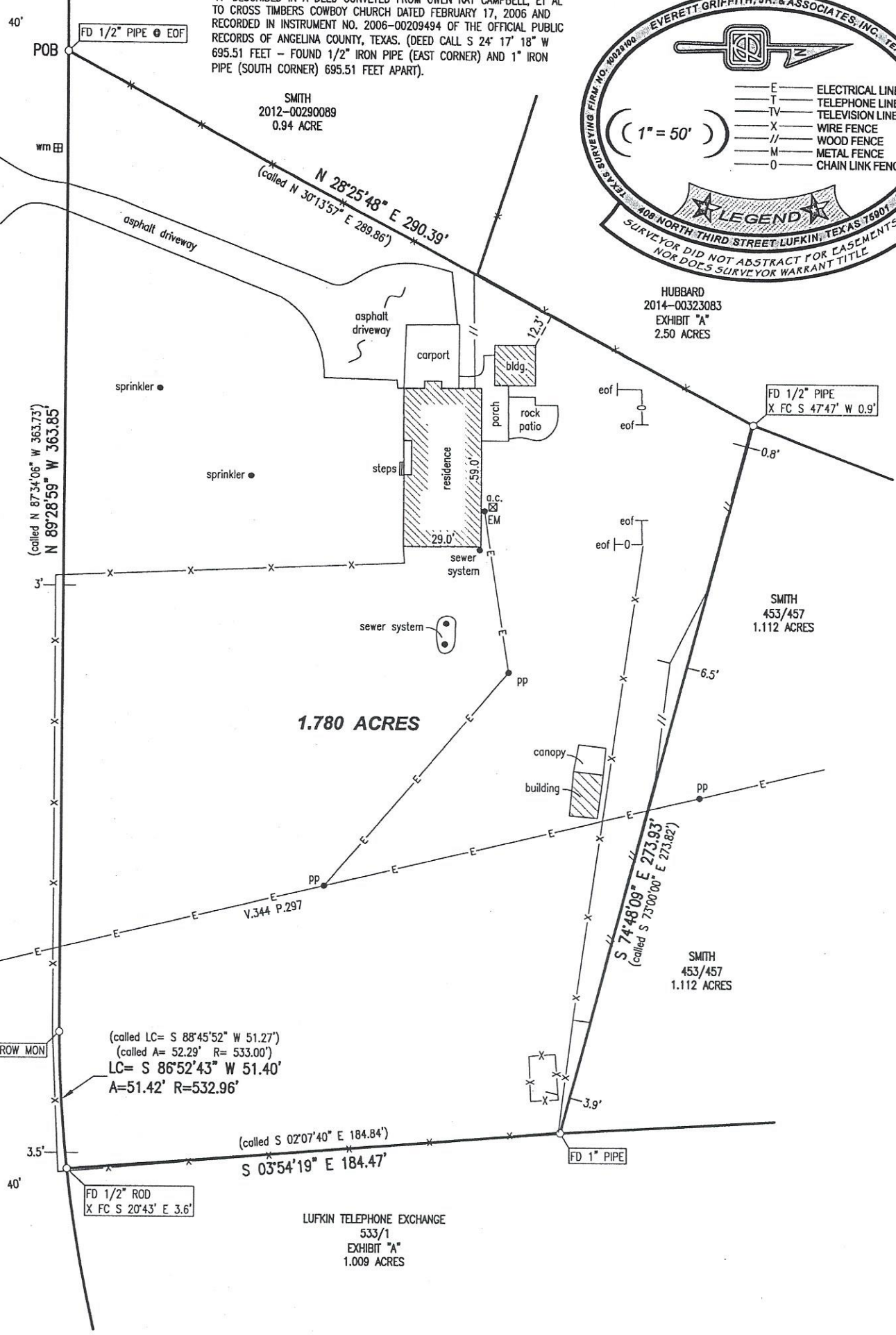


BASIS OF BEARINGS:
 THE EAST BOUNDARY LINE OF THAT CERTAIN 7.14 ACRE TRACT—EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM OWEN RAY CAMPBELL, ET AL TO CROSS TIMBERS COWBOY CHURCH DATED FEBRUARY 17, 2006 AND RECORDED IN INSTRUMENT NO. 2006-00209494 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS. (DEED CALL S 24° 17' 18" W 695.51 FEET - FOUND 1/2" IRON PIPE (EAST CORNER) AND 1" IRON PIPE (SOUTH CORNER) 695.51 FEET APART).



F.M. HIGHWAY NO. 706

(80' ROW)



SMITH
 2012-00290089
 0.94 ACRE

HUBBARD
 2014-00323083
 EXHIBIT "A"
 2.50 ACRES

SMITH
 453/457
 1.112 ACRES

SMITH
 453/457
 1.112 ACRES

1.780 ACRES

LUFKIN TELEPHONE EXCHANGE
 533/1
 EXHIBIT "A"
 1.009 ACRES

MORTGAGE LOAN SURVEY
 FOR

(called LC= S 88°45'52" W 51.27')
 (called A= 52.29' R= 533.00')
 LC= S 86°52'43" W 51.40'
 A=51.42' R=532.96'

FD 1/2" ROD
 X FC S 20°43' E 3.6'

FD 1" PIPE

FD 1/2" PIPE
 X FC S 47°47' W 0.9'

(called N 87°34'06" W 363.73')
 N 89°28'59" W 363.85'

N 28°25'48" E 290.39'
 (called N 30°13'57" E 289.86')

S 74°48'09" E 273.93'
 (called S 73°00'00" E 273.82')

V.344 P.297

(called S 02°07'40" E 184.84')
 S 03°54'19" E 184.47'

40'

FD ROW MON

40'

40'

wm

5'

3.5'

POB

asphalt driveway

asphalt driveway

carport

bldg.

porch

rock patio

residence

steps

sprinkler

sprinkler

sewer system

EM

pp

canopy

building

6.5'

3.9'

0.8'

eof

eof

eof

eof

FD 1" PIPE

(centerline)

BEGINNING at a 1/2" iron pipe found, at end of fence, on the North Right-Of-Way line of Farm-to-Market Road No. 706 (80 feet wide ROW), for the Southwest corner of the aforesaid referred to 1.779 acre tract and the Southeast corner of that certain 0.94 acre tract described in a deed conveyed from Dian Dias Davis to Carolyn Dias Smith dated March 7, 2012 and recorded in Instrument No. 2012-00290089 of the said Official Public Records;

THENCE, along the West boundary line of the said 1.779 acre tract and along the East boundary line of the said 0.94 acre tract and that certain 2.50 acre tract-Exhibit "A" described in a deed conveyed from Jarrell D. Pike, et al to James M. Hubbard, Jr., et al dated November 12, 2014 and recorded in Instrument No. 2014-00323083 of the said Official Public Records, N 28° 25' 48" E at 290.39 feet (called N 30° 13' 57" E at 289.86 feet) a 1/2" iron pipe found for the Northwest corner of the said 1.779 acre tract and the Southwest corner of that certain 1.112 acre tract described in a deed conveyed from Marvin Dias, et ux to William N. Smith, et ux dated March 17, 1977 and recorded in Volume 453 on Page 457 of the Deed Records of said County, from which a fence corner bears S 47° 47' W at 0.9 feet;

THENCE, along the North boundary line of the said 1.779 acre tract and along the South boundary line of the said 1.112 acre tract, S 74° 48' 09" E at 273.93 feet (called S 73° 00' 00" E at 273.82 feet) a 1" iron pipe found for the Northeast corner of the said 1.779 acre tract and the Southeast corner of the said 1.112 acre tract;

THENCE, along the East boundary line of the said 1.779 acre tract (lands to the East being that certain 1.009 acre tract acre tract-EXHIBIT "A" described in a deed conveyed from E. E. Seaman to Lufkin Telephone Exchange dated June 18, 1982 and recorded in Volume 533 on Page 1 of the said Deed Records), S 03° 54' 19" E at 184.47 feet (called S 02° 07' 40" E at 184.84 feet) a 1/2" iron rod found for the Southeast corner of the said 1.779 acre tract, on the recognized curving North ROW line of the said FM 706, from which a fence corner bears S 20° 43' E at 3.6 feet;

THENCE, along the curving South boundary line of the said 1.779 acre tract and the recognized curving North ROW line of the said FM 706, 51.42 feet, along a 10° 45' 02" curve to the right with a radius of 532.96 feet, a central angle of 05° 31' 40", and a long chord bearing and distance os S 86° 52' 43" W at 51.40 feet (called LC=S 88° 45' 52" W at 51.27, A= 52.29 feet and R=533.00 feet) to a ROW monument found for end of curve;

THENCE, along the South boundary line of the said 1.779 acre tract and along the North ROW line of the said FM 706, N 89° 28' 59" W at 363.85 feet (called N 87° 34' 06" W at 363.73 feet) the POINT AND PLACE OF BEGINNING and containing 1.780 acres of land, more or less.

Basis of Bearings: The East boundary line of that certain 7.14 acre tract-EXHIBIT "A" described in a deed conveyed from Owen Ray Campbell, et al to Cross Timbers Cowboy Church dated February 17, 2006 and recorded in Instrument No. 2006-00209494 of the Official Public Records of Angelina County, Texas (Deed call S 24° 17' 18" W 695.51 feet - found 1/2" iron pipe (East corner) and 1" iron pipe (South corner) 695.51 feet apart).

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.

EVERETTE GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying

ERROL A. COLLINS
Errol A. Collins

Errol A. Collins (signature in blue ink)
Registered Professional Land Surveyor No. 5412
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
November 13, 2018