

DESCRIPTION TO A 44.000 ACRE TRACT  
MOSES GRAGG SURVEY ABSTRACT 36  
HOUSTON COUNTY, TEXAS  
T-JAY BURDETT

Being all that certain tract or parcel of land located in the Moses Gragg Survey A-36 in Houston County, Texas, and being a residual part or portion of the land described as Parcel 45, the Second Tract, the Sixth Tract and the Eighth Tract, as described in a Deed from RED TOWN TIMBERLANDS to MSR REALTY, LTD, dated December 20, 2007 and recorded in Document Number 0709555 of the Official Public Records of Houston County, Texas (OPRHCT) and being described by metes and bounds as follows, to wit:

BEGINNING at a 1/2-inch iron rod set in the center of County Road 4025, for the Southeast corner of a called 81.595 acre tract described in a Deed to AN CHAU, LLC, dated December 17, 2014 and recorded in Document Number 1406808 OPRHCT, and the Southwest corner of a called 81.595 acre tract described in a Deed to MUI NE, LP dated September 24, 2014 and recorded in Document Number 1405064 OPRHCT, same being the Northeast corner of the herein described tract and the Northwest corner of a 44.000 acre tract surveyed by me this same day;

THENCE S 00°47'15" E, along the West line of the said 44.000 acre tract and the herein described tract, passing at 25.00 feet, a 1/2-inch iron rod set for reference and continuing for a total distance of 1907.46 feet, to the Southeast corner of the herein described tract and the Southwest corner of the said 44.000 acre tract in the North line of a called 124.199 as surveyed by Texas Professional Surveying, LLC at the time of this survey;

THENCE N 87°13'30" W, along the North line of the said 124.199 acre tract, a distance of 1020.87 feet, to a 1/2-inch iron rod set for the Southwest corner of the herein described tract, from which a capped 1/2-inch iron rod stamped tps.100834-00 for the Southeast corner of a called 28.000 acre tract surveyed by Texas Professional Surveying, LLC on June 29, 2016 and revised on July 18, 2016 bears N 87°13'30" W, a distance of 367.30 feet;

THENCE N 02°10'22" E, severing the reference Second and Sixth tract, passing at 1996.92 feet, a 1/2-inch iron rod set for reference and continuing for a total distance of 2021.92 feet, to a 1/2-inch iron rod set in the center of County Road 4025 in the South line of the aforesaid AN CHAU, LLC 81.595 acre tract;

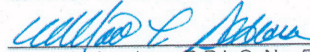
THENCE along the center of County Road 4025 and the South line of the said 81.595 acre tract with the following calls:

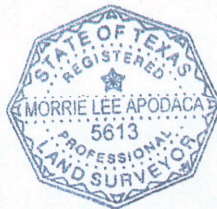
1. N 87°44'44" E, a distance of 10.57 feet, to a 60d nail set;
2. S 89°54'02" E, a distance of 54.87 feet, to a 60d nail set;
3. S 88°13'53" E, a distance of 54.87 feet, to a 60d nail set;
4. S 85°20'40" E, a distance of 56.83 feet, to a 60d nail set;
5. S 78°21'27" E, a distance of 239.55 feet, to a 60d nail set;
6. S 77°56'05" E, a distance of 252.20 feet, to a 60d nail set;
7. S 77°52'34" E, a distance of 264.53 feet, to the Point of Beginning and containing an area of 44.000 acres, of which 0.534 acre lies within the roadway, all as shown on the accompanying survey plat of even date herewith.

This survey was made upon the ground under my direct supervision as dated.

Corners set are 1/2-inch iron rods with a plastic cap that bears the name Goodwin-Lasiter.

Bearings are based on the West line of a called 103.010 acre tract described in a Deed to Joyce Wills Teague, dated September 30, 2015 and recorded in Document Number 1504717 OPRHCT - S 12°49'36" E.

  
Morrie L. Apodaca, R.P.L.S. No. 5613  
Lufkin, Texas August 2, 2016

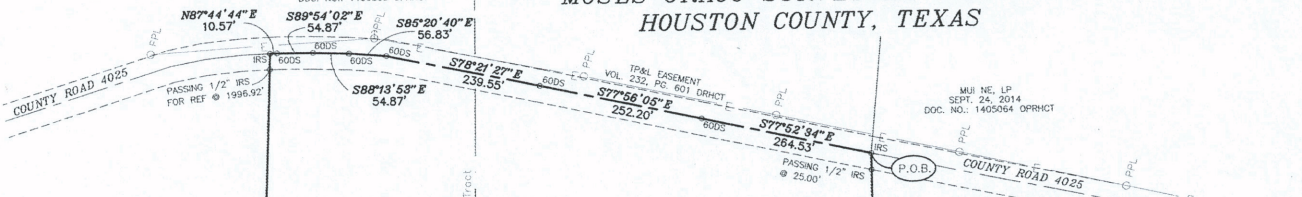


Goodwin - Lasiter - Strong  
1609 S. Chestnut St., Suite. 202  
Lufkin, Texas 75901  
TBPLS Firm No. 10110900

MOSES GRAGG SURVEY ABSTRACT 36  
HOUSTON COUNTY, TEXAS

AN CHAU, LLC  
DECEMBER 12, 2014  
CALLED 81,508 AC TRACT  
DOC. NO. 1406808 OPRHCT

MUI NE, LP  
SEPT. 24, 2014  
DOC. NO. 1405064 OPRHCT



RESIDUE PARCEL 45  
SIXTH TRACT

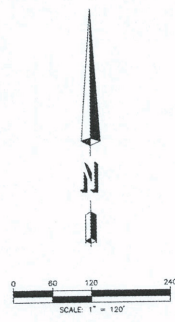
Parcel 45 Sixth Tract  
Parcel 45 Second Tract

MSR REALTY, LTD.  
DOC. # 0709555

RESIDUE PARCEL 45  
SECOND TRACT

44.000 Acres.

MSR REALTY, LTD  
DOC. # 0709555  
RESIDUE PARCEL 45  
EIGHTH TRACT



- LEGEND
- 6005 60D Nail Set
  - IRS 1/2" Iron Rod Set
  - IRF Iron Rod Found
  - Parcel 45 Tracts
- (OPRHCT) = Official Public Records of Houston County  
(DRHCT) = Deed Records of Houston County

MARY BURDETT  
44.00 AC. TRACT  
SURVEYED THIS SAME DAY  
NO RECORDING INFORMATION  
AT THIS TIME

I, Marrie L. Apodaca, a Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct plat showing the following described tract(s) or parcel(s) as recorded in the Official Public Records of Houston County, Texas:

Corners set are 1/2-inch iron rods with a plastic cap that bears the name Goodwin-Lasiter.

*M. L. Apodaca*  
Marrie L. Apodaca R.P.L.S. 5613  
Lufkin, Texas August 2, 2016



1/2" IRF WITH CAP  
# 100834-00

N87°13'30"W  
367.30'

N87°13'30"W  
1020.87'

S00°47'15"E  
1907.46'

Parcel 45 Sixth Tract

Parcel 45 Second Tract  
Parcel 45 Eighth Tract

N02°10'22"E  
2021.92'

124.189 ACRES (NOT OF RECORD AS OF THIS DATE)  
SURVEYED BY TEXAS PROFESSIONAL SURVEYING  
JULY 2016

Bearings are based on the West line of a called 103,010 acre tract described in a Deed to Joyce Wills Teague, dated September 30, 2015 and recorded in Document Number 1504717 OPRHCT - S 12°49'36" E.

H: /254/254232/254232.DWG

BOUNDARY SURVEY, 44.000 ACRES  
T-JAY BURDETT  
MOSES GRAGG SURVEY, A-36  
HOUSTON COUNTY, TEXAS



1800 S. CHESTNUT ST. STE. 200 - LUFKIN, TEXAS 75901 - PHONE 3357-6900  
4077 CHERRY PARK DR. STE. 103 - BAYFORD, TEXAS 77602 - PHONE 776-8700

NO.	DATE	ISSUED FOR
TRC		
MLA		

APPROVED BY: MLG

DATE: 8/2/2016

SCALE: 1"=120'

NOTE: ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.

DWG. SHEET NO. 1 OF 1

DESCRIPTION TO A 44.000 ACRE TRACT  
MOSES GRAGG SURVEY ABSTRACT 36  
HOUSTON COUNTY, TEXAS  
MARY BURDETT

Being all that certain tract or parcel of land located in the Moses Gragg Survey A-36 in Houston County, Texas, and being a residual part or portion of the land described as **Parcel 45**, the Eighth Tract, as described in a Deed from RED TOWN TIMBERLANDS to MSR REALTY, LTD, dated December 20, 2007 and recorded in Document Number 0709555 of the Official Public Records of Houston County, Texas (OPRHCT) and being described by metes and bounds as follows, to wit:

BEGINNING at a 1/2-inch iron rod found in the center of County Road 4025, for the Northwest corner of a called 103.010 acre tract described in a Deed to Joyce Wills Teague, dated September 30, 2015 and recorded in Document Number 1504717 OPRHCT, in the South line of a called 81.595 acre tract described in a Deed to MUI NE, LP dated September 24, 2014 and recorded in Document Number 1405064 OPRHCT, same being the Northeast corner of the herein described tract;

THENCE S 12°49'36" E, (Basis of Bearings) with the West line of the 103.010 acre tract, passing at 25.00 feet, a 1/2-inch iron rod found for reference and continuing for a total distance of 1855.11 feet, to a 1/2-inch iron rod set for the Southeast corner of the herein described tract in the North line of a called 124.199 as surveyed by Texas Professional Surveying, LLC at the time of this survey, from which a 1/2-inch iron rod found with a Goodwin-Lasiter cap bears S 12°49'36" E, a distance of 64.08 feet;

THENCE N 87°13'30" W, along the North line of the said 124.199 acre tract, a distance of 1242.26 feet, to a 1/2-inch iron rod set for the Southwest corner of the herein described 44.000 acre tract, same being the Southeast corner of a 44.000 acre tract surveyed by me this same day;

THENCE N 00°47'15" W, along the West line of the herein described tract and the East line of the said 44.00 acre tract, passing at 1882.46 feet, a 1/2-inch iron rod set for reference and continuing for a total distance of 1907.46 feet, to a 1/2-inch iron rod set in the center of County Road 4025, also being the Southwest corner of the aforesaid 81.595 acre MUI NE, LP tract, also being the Southeast corner of a called 81.59 acre tract described in a Deed to AN CHAU, LLC, dated December 12, 2014 and recorded in Document Number 1406808 OPRHCT;


THENCE along the center of County Road 4025 and the South line of the said 81.59 acre tract with the following calls:

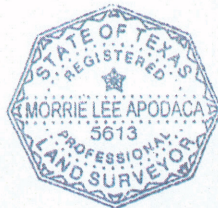
1. S 78°20'33" E, a distance of 619.76 feet, to a 60d nail set;
2. S 79°05'25" E, a distance of 168.81 feet, to a 60d nail set;
3. S 89°00'33" E, a distance of 82.46 feet, to the Point of Beginning and containing an area of 44.000 acres, of which 0.495 acre lies within the County Road, all as shown on the accompanying survey plat of even date herewith.

This survey was made upon the ground under my direct supervision as dated.

Corners set are 1/2-inch iron rods with a plastic cap that bears the name Goodwin-Lasiter.

Bearings are based on the West line of a called 103.010 acre tract described in a Deed to Joyce Wills Teague, dated September 30, 2015 and recorded in Document Number 1504717 OPRHCT - S 12°49'36" E.

  
Morrie L. Apodaca, R.P.L.S. No. 5613  
Lufkin, Texas August 2, 2016



Goodwin - Lasiter - Strong  
1609 S. Chestnut St., Suite. 202  
Lufkin, Texas 75901  
TBPLS Firm No. 10110900

# MOSES GRAGG SURVEY ABSTRACT 36 HOUSTON COUNTY, TEXAS

AN CHAU, LLC  
DECEMBER 12, 2014  
CALLED 81.59 AC TRACT  
DOC. NO.: 1406808 OPRHCT

MUR NE, LP  
SEPT. 24, 2014  
DOC. NO.: 1405064 OPRHCT

TP&L EASEMENT  
VOL. 232, PG. 601 DRHCT

S89°00'33"E  
82.46'

S79°05'25"E  
166.61'

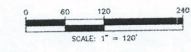
S78°20'33"E  
619.76'

PASSING 1/2" IRS  
© 1882.46'

1/2" IRF  
© 25.00'

COUNTY ROAD 4025

COUNTY ROAD 4025



### LEGEND

- 60DS 60D Nail Set
  - IRS 1/2" Iron Rod Set
  - IRF Iron Rod Found
  - Parcel 45, Eighth Tract
- (OPRHCT) = Official Public Records of Houston County  
(DRHCT) = Deed Records of Houston County

J.T. BURDETT  
44.00 AC TRACT  
SURVEYED THIS SAME DAY  
NO RECORDING INFORMATION  
AT THIS TIME

44.000 Acres.

MSR REALTY, LTD  
RESIDUE PARCEL 45  
EIGHTH TRACT

JOYCE WILLS TEAGUE  
SEPT. 30, 2015  
DOC. NO.: 1504717 OPRHCT

N00°47'15"W  
1907.46'

S12°21'36"E  
1656.11'  
(BASIS OF BEARINGS)

N87°13'30"W  
1020.87'

N87°13'30"W  
1242.26'

Parcel 45 Eighth Tract

1/2" IRF BEARS  
S12°49'36"E ©  
64.08'

I, Morrie L. Apodaca, a Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct plat showing the following described tract(s) or parcel(s) as recorded in the Official Public Records of Houston County, Texas:

124.199 ACRES (NOT OF RECORD AS OF THIS DATE)  
SURVEYED BY TEXAS PROFESSIONAL SURVEYING  
JULY 2016

Corners set are 1/2-inch iron rods with a plastic cap that bears the name Goodwin-Lasiter.



*Morrie L. Apodaca*  
Morrie L. Apodaca R.P.L.S. 5813  
Lufkin, Texas August 2, 2016

Bearings are based on the West line of a called 103.010 acre tract described in a Deed to Joyce Wills Teague, dated September 30, 2015 and recorded in Document Number 1504717 OPRHCT - S 12°49'36" E.

H: /254/254232/254232.DWG

**BOUNDARY SURVEY, 44.000 ACRE**  
MARY BURDETT  
MOSES GRAGG SURVEY, A-36  
HOUSTON COUNTY, TEXAS

**GOODWIN LASITER STRONG**  
SURVEYING AND CONSULTING  
1809 S. CHESTNUT ST. SUITE 518 LUFKIN, TEXAS 75901 - (936) 657-8900  
4077 CHERRY HARK CYS. STE. 100 BRYAN, TEXAS 77803 - (979) 778-9700

DATE	NO.	DATE	ISSUED FOR
DRWN BY:	TRC		
APPR'D BY:	MLA		
PLAT SCALE:	1"=120'		

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SHEET NO. 254233