

Moog 7/1/16

Survey of
Tract 3D - 10.000 Acres
 out of a 477.610 Acre Tract
 (surveyed by Access Surveyors on Feb. 5, 2016)
 out of the remainder of a called 649.075 Acre Tract
 Volume 1606 Page 681,
 Official Public Records of Polk County, Texas
 Located In The
I. & G.N. R.R. Survey, Section No. 10
Abstract No. 689
 Polk County, Texas
 Survey Prepared for: Ray Walker

Now or Formerly
 Dubea Investments, L.P.
 Vol. 1605 Pg. 681
 OPRPCT

I. & G.N. R.R. SURVEY.
 SECTION 14, A-649

N 86°22'27" E 598.53'

P.O.C.
 Found concrete monument
 N: 10,194,402.09'
 E: 4,101,404.70'

N 86°22'27" E 579'
 N 86°22'27" E 513.60'

I. & G.N. R.R. SURVEY.
 SECTION 10, A-689

Tract 1F - 10.784 Acres

SECTION 11, A-688

SECTION 10, A-689

I. & G.N. R.R. SURVEY.
 N 03°35'13" W 2,131.27'

S 03°35'13" E 1,425.17'

I. & G.N. R.R. SURVEY.

Residual of 477.610 Acres
 out of the remainder of
 a called 649.075 Acre Tract
 Volume 1606 Page 681
 OPRPCT
 (said 477.510 Acres, surveyed by
 Access Surveyors on Feb. 5, 2016)

P.O.B.
 Tract 3D, Set capped Rod
 N = 10,192,982.71
 E = 4,101,493.67

N 87°08'03" E 600.22'

TRACT 3D
10.000 ACRES

Proposed 40'
 Access Easement

L1 = S 03°19'00" E 355.80'
 L2 = S 08°24'07" E 66.75'
 L3 = S 12°53'10" E 296.59'

Proposed 20'
 Electric Easement

Set
 Mag Nail w/
 shiner

Set
 Mag Nail w/
 shiner

Set
 Mag Nail w/
 shiner

Found
 60D Nail

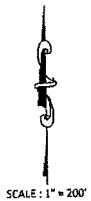
S 87°25'10" E 682.12'

Now or Formerly
 David A Woods
 called 171.631 acres
 Vol. 1650 Pg. 970
 OPRPCT

LEGEND:
 POB - Point of Beginning
 O - Set 1/2" Rod with Yellow Cap
 Stamped "ACCESS SURVEYORS"
 OPRPCT - Official Public Records
 Polk County, Texas

Surveyor's Notes:
 (1) This survey was completed without the benefit of a title
 commitment, and not all easements or servitudes, whether of record
 or not, were researched at the time of this survey or shown hereon.
 (2) All coordinates and bearings referenced hereon are based on the
 Texas State Plane Coordinate System - 4203 - Texas Central Zone; with
 a scale factor of 0.99991602282, a convergence angle of: 02°57'11.5"
 at N: 10,194,402.09' and E: 4,101,404.70', all areas and distances are
 based on surface measurements.
 (3) A field note description of even date accompanies this plat.
 (4) Some items depicted hereon, were taken from aerial imagery, i.e.
 roads, trails, drill sites, etc. There exists some pipeline gathering
 systems not located or shown hereon.

7702 No. 10136400
Access
 Surveyors
 Commercial - Industrial - Residential
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 Telephone (409) 836-6322 Facsimile 439-6122
 www.access-surveyors.com § rplsc163@aol.com
 Fax: 18100-18013-WALKER-hesemp Technician JGP



I, Joe A. Mattox, Texas Registered Professional Land Surveyor No. 5535, do hereby
 certify that I have made a survey on the ground of the property legally described
 hereon, that the survey is correct, and that there are no discrepancies or conflicts,
 shortages in boundaries.
 Subject Property located in Flood Zone: X
 Community Panel No. 480516 0075 C
 Map No. 48373C0675C
 FIRM Dated: September 03, 2010
 Joe A. Mattox
 Registered Professional Land Surveyor No. 5535

Field Note Description:
10.000 Acre Tract (Tract 3D)
Out Of The
I. & G.N. R.R. Survey, Section No. 10, Abstract No. 689
Polk County, Texas
June 30, 2016

Being a 10.000 acre tract of land out of the I. & G.N. R.R. Survey, Section No. 10, Abstract No. 689, being out of and a part of that certain 477.610 acre tract of land (surveyed by Access Surveyors on February 05, 2016) being out of the residual of a called 649.075 acre tract conveyed to Dubea Investments, L.P. recorded in Volume 1606 Page 681 of the Official Public Records of Polk County, Texas, said 10.000 acre tract being more fully described as follows;

Note: All coordinates bearings are hereby based on the Texas State Plane Coordinate System - 4203 - Texas Central Zone, with a scale factor of 0.99991882252 and convergence mapping angle of 02°57'11.6" at N: 10,194,402.09 & E: 4,101,404.70; all areas and distances are based on surface measurements. Called bearings () from deed.

COMMENCING at a Concrete Monument found for the Northwest corner of the said 477.610 acre tract, the Northwest corner of said Abstract No. 689, the Northeast corner of the I. & G.N. R.R. Survey, Section 11, Abstract 688, and being in the South line of the I. & G.N. R.R. Survey, Section 14, Abstract 649, having Texas State Plane Coordinate values of, N: 10,194,402.09 and E: 4,101,404.70;

Thence S 03°35'13" E along the West line of the said 477.610 acre tract **for a distance of 1,422.17 feet** to a ½" capped Iron Rod set **for the POINT AND PLACE OF BEGINNING** of the herein described tract, being its Northwest corner;

Thence N 87°08'03" E along the North line of the herein described tract **for a distance of 600.22 feet to a 60D Nail set** for the Northeast corner of the herein described tract, in the center of a 40' wide proposed access easement;

Thence S 03°19'00" E along the East line of the herein described tract, and the center of the said 40' wide proposed access easement, **for a distance of 355.80 feet to a mag nail with shiner set** for an angle point;

Thence S 08°24'07" E continuing along the East line of the herein described tract, and the center of the said 40' wide proposed access easement, **for a distance of 66.75 feet to a mag nail with shiner set** for an angle point;

Thence S 12°53'10" E continuing along the East line of the herein described tract, and the center of the said 40' wide proposed access easement, **for a distance of 296.59 feet to a mag nail with shiner set** for the Southeast corner of the herein described tract, being in a South line of the said 477.610 acre tract and the North line of that called 171.631 acre tract of record in Volume 1650 Page 970 OPRPCT;



ACCESS **SURVEYORS**

Firm No. 10136400

Commercial • Industrial • Residential

Thence **S 87°25'10" W** along a portion of the South line of the said 477.610 acre tract, the North line of the said 171.631 acre tract, and the South line of the herein described tract **for a distance of 652.12 feet to a 60d nail found** for the Southwest corner of the herein described tract and the most westerly Southwest corner of the said 477.610 acre tract;

Thence **N 03°35'13" W** along the West line of the herein described tract, the West line of said Abstract No. 689, and the East line of Abstract No. 688 **for a distance of 711.10 feet to the POINT AND PLACE OF BEGINNING, containing 10.000 acres of land, more or less.**

Note: A plat of even date accompanies this field note description.