



**SYMBOL LEGEND**

- P - Overhead Power Line
- G - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- \* - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- W - Water Valve
- M - Water Meter
- S - Set Iron Rod w/TPS Cap
- O - End Iron Rod

LINE	BEARING	DISTANCE
L1	S 39°40'29" W	117.84'
L2	S 27°07'31" W	124.73'
L3	S 21°26'04" W	256.66'
L4	S 24°45'22" W	194.24'
L5	S 27°42'06" W	322.73'
L6	S 35°05'40" W	119.65'
L7	S 42°57'34" W	86.25'
L8	N 00°12'15" W	106.35'
L9	N 88°18'44" E	102.53'

**NATHANIEL H. RHODES SURVEY  
ABSTRACT No. 667**

HUGH M. BAXTER  
CALLED 65 ACRES  
"FIRST TRACT"  
VOL. 3405, PG. 711  
O.P.R.R.C.T.

MICHAEL DAN CATES  
TRACT NO. SIX  
CALLED 42.0 ACRES  
VOL. 3711, PG. 95  
O.P.R.R.C.T.

BRUCE ARCHIE GATLIN AND  
KIMBERLY FOSTER GATLIN  
CALLED 26,000 ACRES  
VOL. 3820, PG. 194  
O.P.R.R.C.T.

DARRYL ASKEW  
CALLED 24,000 ACRES  
VOL. 3829, PG. 638  
O.P.R.R.C.T.

PORTION OF  
LTP OPPORTUNITY FUND I  
"TRACT 1008, TRACT 25"  
CALLED 70 ACRES  
VOL. 2890, PG. 493  
O.P.R.R.C.T.

REMAINDER OF  
LTP OPPORTUNITY FUND I  
"TRACT 30"  
CALLED 46.50 ACRES  
VOL. 2890, PG. 493  
O.P.R.R.C.T.

REMAINDER OF  
"TRACT 30"  
CALLED 46.50 ACRES  
AND PORTION OF  
"TRACT 29"  
CALLED 41.24 ACRES  
VOL. 2890, PG. 493  
O.P.R.R.C.T.

REMAINDER OF  
LTP OPPORTUNITY FUND I  
"TRACT 1008, TRACT 25"  
CALLED 70 ACRES  
VOL. 2890, PG. 493  
O.P.R.R.C.T.

**JOHN S. RUTLAND SURVEY  
ABSTRACT No. 659**

Surveyor has relied on information provided by:  
National Investors Title Insurance Company  
G.F. No. SG60632  
Effective date: April 26, 2022

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Those as per Item 1, Schedule B, of said Title Commitment.
- Road Easements granted to Timberstar Nacogdoches II, per Vol. 2700, Pg. 696, D.R.R.C.T. (Blanket)
- R.O.W./Easement granted to Enbridge Pipelines East Texas, per Vol. 2800, Pg. 7, O.R.R.C.T. (Does not affect)
- R.O.W./Easement granted to Fairplay Midstream, per Vol. 2788, Pg. 49, O.R.R.C.T. (Does not affect)
- R.O.W./Easement granted to Cabot Oil and Gas Corporation, Per Vol. 2820, Pg. 732, O.R.R.C.T. (Does not affect)
- R.O.W./Easement granted to Ark-la-Tex Energy, per Vol. 2735, Pg. 823, O.R.R.C.T. (Unable to locate)
- R.O.W./Easement granted to Southwestern Electric Power Company, Per C.F. No. 10266, D.R.R.C.T. (Does not affect)
- R.O.W./Easement granted to American Pipeline Company, Per Vol. 1269, Pg. 126, D.R.R.C.T. (Does not affect)

BOUNDARY SURVEY

BEING a 63.734 acre tract situated in the Willis J. Swift Survey, Abstract Number 745, and the John S. Rutland Survey, Abstract Number 659, Rusk County, Texas, being comprised of the remainder of that certain called 46.50 acre tract described as "Tract 30", a portion of that certain called 41.24 acre tract described as "Tract 29", and a portion of that certain called 70 acre tract described as "Tract 1008, Tract 25", all in instrument to LTP Opportunity Fund I, recorded in Volume 2890, Page 493 of the Official Public Records of Rusk County, Texas (O.P.R.R.C.T.), said 63.734 acre tract being more particularly described by attached metes and bounds description.

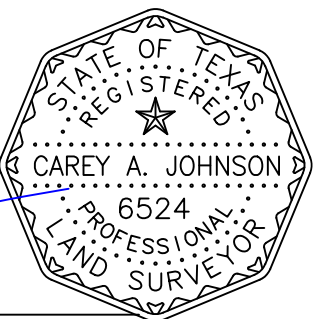
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48401C0450C having an effective date of 9/29/2010.

Job No.: 21603 63.734AC  
Scale: 1" = 200'  
Date: 3/2/2022  
Drawn By: AF/TK  
Checked By: MJW  
Field Crew: JW  
Revised: 5/6/2022

Purchaser: Edwin A. Cook  
Address: County Road 3145, Henderson, Tx 75681  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_  
Survey: Willis J. Swift, A 745  
Survey: Nathaniel H. Rhodes, A 667  
Area: 63.734 Acres  
Subdivision: \_\_\_\_\_  
Cabinet: \_\_\_\_\_ Sheet: \_\_\_\_\_ Records: \_\_\_\_\_  
Rusk County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, North Central Zone (4202).  
Basis of Bearings: \_\_\_\_\_

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524