

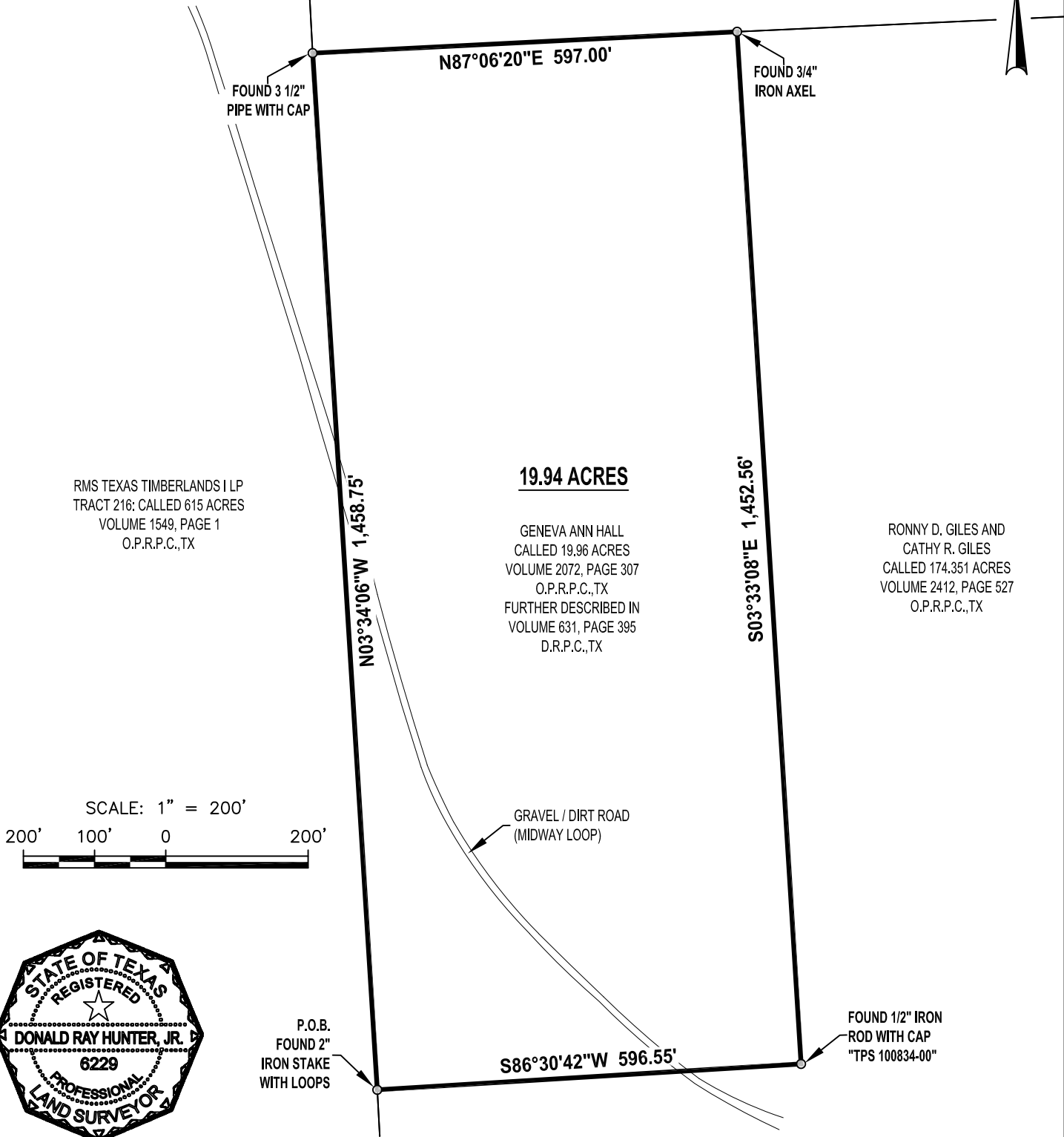
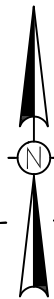
POLK COUNTY, TEXAS

J.N. SOHERDEMANTEL SURVEY, ABSTRACT NO. 536

LEGEND

- P.O.B. = POINT OF BEGINNING
- D.R.P.C., TX = DEED RECORDS OF POLK COUNTY, TX
- O.P.R.P.C., TX = OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS

RMS TEXAS TIMBERLANDS I LP
TRACT 302-303: CALLED 130 ACRES
VOLUME 1549, PAGE 1
O.P.R.P.C., TX

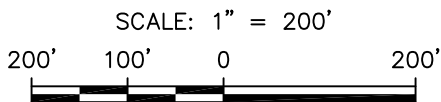


RMS TEXAS TIMBERLANDS I LP
TRACT 216: CALLED 615 ACRES
VOLUME 1549, PAGE 1
O.P.R.P.C., TX

19.94 ACRES

GENEVA ANN HALL
CALLED 19.96 ACRES
VOLUME 2072, PAGE 307
O.P.R.P.C., TX
FURTHER DESCRIBED IN
VOLUME 631, PAGE 395
D.R.P.C., TX

RONNY D. GILES AND
CATHY R. GILES
CALLED 174.351 ACRES
VOLUME 2412, PAGE 527
O.P.R.P.C., TX



THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Donald Ray Hunter, Jr.
12/12/2022
DONALD RAY HUNTER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: DECEMBER 07, 2022
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, U.S. SURVEY FEET

NOTES:

- LAND SURVEY OF A 19.94 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 19.96 ACRE TRACT RECORDED IN VOLUME 2072, PAGE 307 D.R.P.C., TX AND FURTHER DESCRIBED IN VOLUME 631, PAGE 395 D.R.P.C., TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN FILE NO. 22-464-MS, EFFECTIVE OCTOBER 21, 2022 AND ISSUED BY STEWART TITLE GUARANTY COMPANY. PROPOSED INSURED IS SCOTT EDWARD BRUDER AND SUSANNE HORN BRUDER
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

LAND SURVEY OF A 19.94 ACE TRACT OF LAND
BEING ALL OF THAT CALLED 19.96 ACRE TRACT

PROPERTY ADDRESS:
MIDWAY LOOP, LIVINGSTON, TEXAS 77351

REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO. 22-277				
		PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614		

DRAWN BY: KLH	DATE: 12/08/2022	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 12/08/2022	22-277-001	0
SCALE: 1" = 200'	APP.: DRH		

J.N. Soherdemantel Survey, Abstract No. 536
Polk County, Texas
19.94 acres
Project No. 22-277

METES AND BOUNDS DESCRIPTION OF A 19.94 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 19.96 ACRE TRACT OF LAND DESCRIBED IN DEED TO GENEVA ANN HALL RECORDED IN VOLUME 2072, PAGE 307 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.,TX) AND FURTHER DESCRIBED IN VOLUME 631, PAGE 395 OF THE DEED RECORDS OF POLK COUNTY, TEXAS (D.R.P.C.,TX) AND SITUATED IN THE J.N. SOHERDEMANTEL SURVEY, ABSTRACT NO. 536 IN POLK COUNTY, TEXAS. SAID 19.94 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 2 inch iron stake with loops in the east line of a called 615 acre tract of land known as Tract 216 described in deed to RMS Texas Timberlands I LP recorded in Volume 1549, Page 1 of the Official Public Records of Polk County, Texas (O.P.R.P.C.,TX) marking the southwest corner of said 19.96 acre tract and an exterior corner of a called 174.351 acre tract of land described in deed to Ronny D. Giles and Cathy R. Giles recorded in Volume 2412, Page 527 O.P.R.P.C.,TX;

Thence with the west line of said 19.96 acre tract and the east line of said 615 acre tract **North 03 degrees 34 minutes 06 seconds West 1,458.75 feet** to a found 3 1/2 inch pipe with cap marking the northwest corner of said 19.96 acre tract and the most westerly southwest corner of a called 130 acre tract of land known as Tract 302-303 described in deed to RMS Texas Timberlands I LP recorded in Volume 1549, Page 1 O.P.R.P.C.,TX;

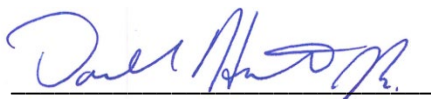
Thence with the north line of said 19.96 acre tract and a south line of said 130 acre tract **North 87 degrees 06 minutes 20 seconds East 597.00 feet** to a found 3/4 inch iron axel marking the northeast corner of said 19.96 acre tract and the northwest corner of said 174.351 acre tract;

Thence with the east line of said 19.96 acre tract and the west line of said 174.351 acre tract **South 03 degrees 33 minutes 08 seconds East 1,452.56 feet** to a found 1/2 inch iron rod with cap stamped "TPS 100834-00" marking the southeast corner of said 19.96 acre tract and an interior corner of said 174.351 acre tract;

Thence with the south line of said 19.96 acre tract and a north line of said 174.351 acre tract **South 86 degrees 30 minutes 42 seconds West 596.55 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 19.94 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.
Registered Professional Land Surveyor
No. 6229 – State of Texas
Prepared by: HLS Services, LLC
Texas Firm No. 10194614

