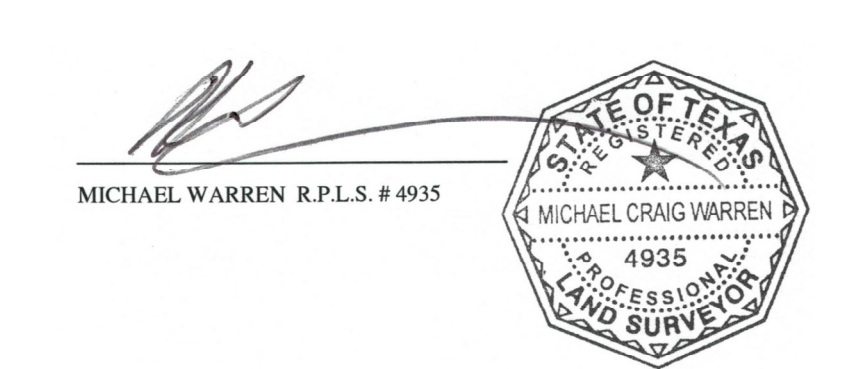


SURVEY OF
248.55 ACRES

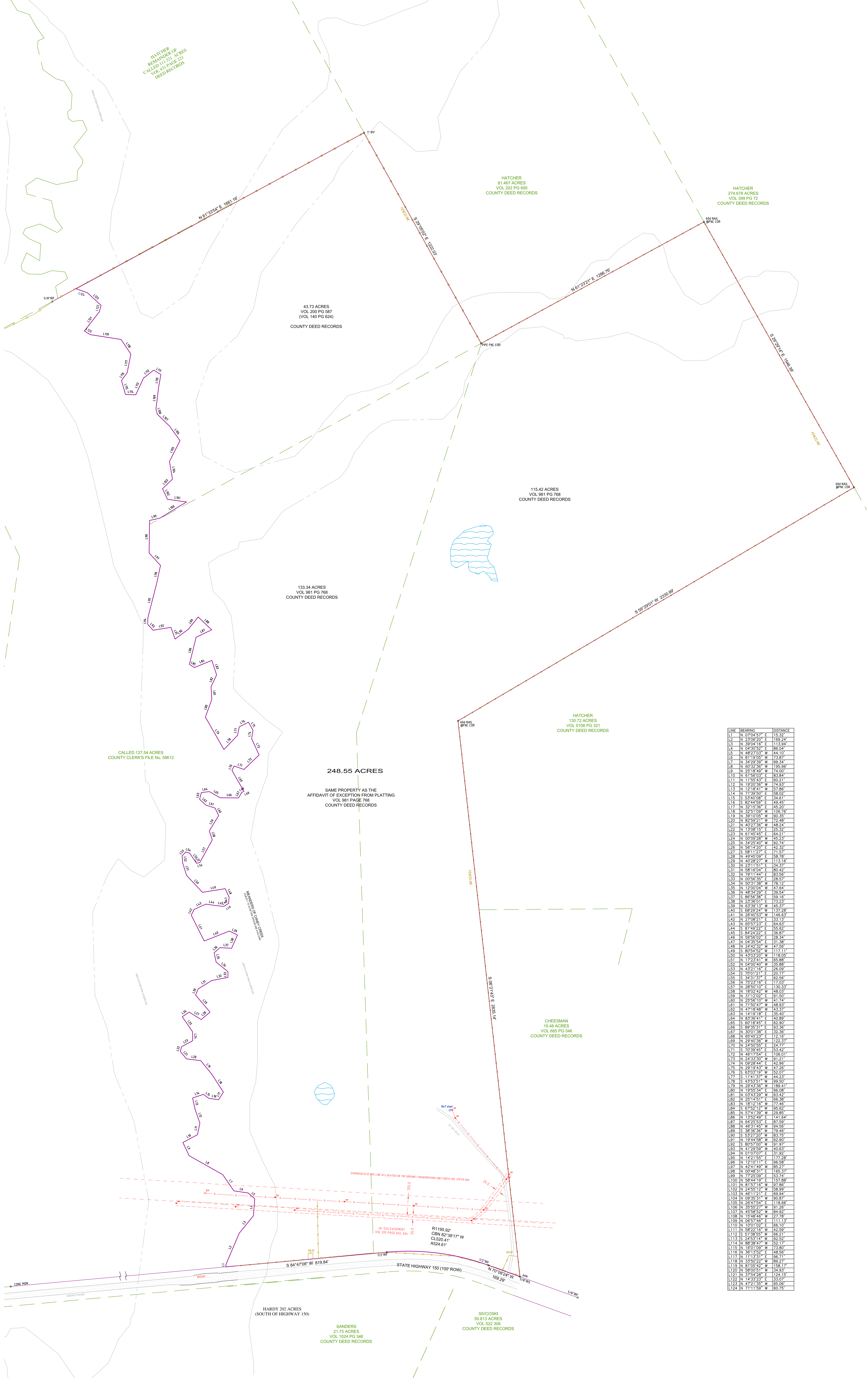
LOCATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT NO. 22,
BASED ON THE DEED THEREOF RECORDED IN
COUNTY CLERK'S FILE 0154 VOL. 140 PG. 624 & 0148 VOL. 200 PG. 572
THE DEED RECORDS WALKER COUNTY, TEXAS
REF: GRAY, G. F. 233109 DATE: JULY 13, 2022
THEREBY CERTIFY TO EDGEE V GRAY & STEWART TITLE INS. CO.

THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY
KNOWLEDGE, THIS PLAN CORRECTLY REPRESENTS THE FACTS AT THE TIME OF
THE SURVEY AND THAT THERE ARE NO OTHER ENCUMBRANCES OR DISCREPANCIES,
OR CONFLICTS EXCEPT AS SHOWN HEREON.



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE BEARINGS HAVE NOT BEEN ADJUSTED FOR CURVATURE.
- 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT
ISSUED BY TITELINK, A TITLE GUARANTEE COMPANY, ON 07/13/2022.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR
ENCUMBRANCES OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS,
POWERS OF ATTORNEY, EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDINGS ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) ALL ADJACENT DEED INFORMATION MAY NOT REPRESENT CURRENT
OWNER OR OWNERS.
- 7) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WHERE MEASUREMENTS
WERE MADE AND MAY VARY ALONG THE LINE.
- 8) OTHER IMPROVEMENTS SUCH AS LANDSCAPING, CROSS-FENCING AND
CATTLE PENS, LIGHTS, ETC. MAY BE PRESENT, BUT NOT SHOWN.

SURVEY MATTERS PERTAINING TO REFERENCED TITLE COMMITMENT:
An easement granted to Gulf States Utilities Company, by instrument recorded
Volume 206, Page 629 of the Deed Records of Walker County, Texas.
An easement granted to San Houston Electric Cooperative, Inc., by instrument recorded
Volume 279, Page 566 of the Deed Records of Walker County, Texas.
An easement granted to San Houston Electric Cooperative, Inc., by instrument recorded
Volume 279, Page 566 of the Deed Records of Walker County, Texas.
An easement granted to San Houston Electric Cooperative, Inc., by instrument recorded
Volume 279, Page 566 of the Deed Records of Walker County, Texas.
All terms, conditions, and provisions of the certain boundary agreement, recorded
Volume 214, Page 114 of the Official Public Records of Walker County, Texas, DOES NOT
APPLY TO SUBJECT TRACT.
All terms, conditions, and provisions of the certain affidavit of description, recorded
Volume 981, Page 69 of the Official Public Records of Walker County, Texas.



LINE	BEARINGS	DISTANCE
L1	N 07°04'53" E	115.37
L2	N 23°06'20" E	189.24
L3	N 39°04'18" E	113.54
L4	N 04°30'52" E	86.04
L5	N 48°27'03" W	44.10
L6	N 81°19'05" W	7.87
L7	N 34°29'39" W	89.34
L8	N 69°32'04" W	195.06
L9	N 29°18'49" W	74.00
L10	N 61°58'03" E	83.88
L11	N 11°55'43" E	60.21
L12	N 19°20'36" W	74.93
L13	N 12°18'41" W	87.86
L14	N 71°39'50" E	58.02
L15	S 33°40'08" E	34.61
L16	S 82°44'59" E	49.40
L17	S 32°15'08" E	45.20
L18	N 32°51'09" W	106.76
L19	N 39°10'05" W	90.26
L20	N 82°09'11" W	72.48
L21	N 40°27'56" W	48.24
L22	N 13°08'14" E	25.32
L23	N 61°45'45" E	64.21
L24	N 00°09'08" E	45.21
L25	N 34°25'40" W	92.74
L26	N 56°14'20" E	42.26
L27	S 58°11'27" W	71.59
L28	N 49°45'09" E	58.78
L29	N 40°28'24" W	113.18
L30	N 23°11'51" E	34.37
L31	N 58°16'04" E	80.89
L32	N 79°11'44" E	83.58
L33	N 00°01'30" E	28.52
L34	N 50°01'30" E	78.12
L35	N 12°00'04" W	47.64
L36	N 48°34'09" E	38.44
L37	S 86°56'58" E	59.16
L38	N 23°58'01" E	73.33
L39	N 63°39'13" W	45.37
L40	N 68°20'27" W	127.83
L41	N 26°40'45" W	146.83
L42	N 27°08'51" E	33.13
L43	N 02°27'22" E	64.63
L44	S 81°49'22" E	55.62
L45	S 84°25'28" E	68.51
L46	N 56°58'02" E	28.34
L47	N 04°35'54" E	41.38
L48	N 24°42'52" W	47.26
L49	S 80°54'52" W	117.11
L50	N 43°03'50" W	118.00
L51	N 17°23'41" E	65.88
L52	N 04°03'00" W	35.88
L53	N 43°21'16" E	26.09
L54	S 12°01'11" E	31.26
L55	S 4°51'51" E	62.58
L56	N 79°23'16" E	17.03
L57	N 28°50'10" E	30.53
L58	N 18°02'42" W	48.03
L59	N 31°12'03" E	61.50
L60	N 22°58'10" W	41.74
L61	N 71°50'09" W	48.50
L62	N 47°18'48" W	43.37
L63	N 14°19'18" E	35.40
L64	N 83°05'14" E	80.49
L65	S 60°18'45" E	62.90
L66	S 89°55'11" E	63.36
L67	N 30°01'38" E	32.38
L68	N 63°45'14" E	12.18
L69	N 29°40'30" W	122.37
L70	N 24°50'55" E	24.77
L71	S 22°39'05" E	33.42
L72	N 46°17'54" E	106.01
L73	N 29°33'00" E	69.21
L74	N 09°28'44" E	42.88
L75	N 29°19'43" E	47.28
L76	S 63°03'19" W	52.07
L77	S 11°41'51" W	44.23
L78	S 43°35'11" W	98.50
L79	N 29°43'58" W	189.41
L80	N 19°55'04" E	68.28
L81	N 03°43'29" W	63.42
L82	N 25°14'11" E	68.58
L83	N 18°12'16" W	77.46
L84	S 67°21'12" W	95.62
L85	N 52°41'39" W	28.89
L86	N 13°52'49" E	141.64
L87	N 44°29'33" E	87.59
L88	N 46°31'45" W	84.58
L89	N 38°58'58" W	79.48
L90	S 53°27'20" W	85.79
L91	N 19°44'58" W	62.80
L92	S 82°39'00" W	91.97
L93	N 41°29'59" W	40.63
L94	N 01°07'04" E	31.62
L95	N 14°21'55" E	177.28
L96	N 12°10'11" E	98.56
L97	N 42°41'49" W	85.72
L98	N 00°48'11" E	165.37
L99	N 77°25'09" E	63.44
L100	N 58°44'19" E	157.88
L101	N 81°57'14" W	97.88
L102	N 24°50'12" W	98.59
L103	N 46°17'14" E	98.48
L104	N 09°35'51" W	90.87
L105	N 26°47'54" E	118.86
L106	N 35°29'27" W	91.26
L107	N 45°58'52" W	84.82
L108	N 15°48'04" W	27.78
L109	N 06°57'48" E	111.13
L110	N 10°01'09" E	66.10
L111	N 58°22'16" W	42.59
L112	S 51°38'55" W	66.21
L113	N 24°31'14" W	94.63
L114	N 88°38'37" W	52.17
L115	N 16°01'08" W	73.80
L116	N 36°13'52" E	48.56
L117	N 11°31'11" E	68.11
L118	N 33°50'23" W	89.27
L119	N 81°05'42" W	156.17
L120	N 58°05'11" W	144.63
L121	N 37°54'58" E	124.15
L122	N 14°33'24" E	33.27
L123	N 47°21'55" W	95.06
L124	N 71°11'59" W	60.75

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