

VOL. 1039 PAGE 0743

**SURVEY DESCRIPTION**  
**10.5138 ACRES (TRACT 32)**  
**IGNACIO CHAPA LEAGUE, A-12**  
**TRINITY COUNTY, TEXAS**

Being all of that certain tract or parcel of land containing 10.5138 acres, situated in the Ignacio Chapa League, Abstract No. 12, being out and a part of that certain tract called 695.53 acres, as described in Deed from DJKPLT, Inc. to Colt Ranch and Land Partners II, L.P., dated September 18, 2019, recorded in Volume 1025, Page 423 of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.). Said 10.5138 acre tract being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 4 inch-by-4 inch concrete monument with brass cap stamped "C.P.F. T-42" found for the most westerly northeast corner of the aforementioned 695.53 acres, same being the southeast corner of a called 50 acre tract, as described in Volume 459, Page 100 of the Deed Records of Trinity County, Texas (D.R.T.C.T.), from which a 15 inch wood fence corner post bears S 41°04' E, a distance of 7.5 feet;

THENCE South 24°27'21" East, a distance of 1515.77 feet, to a 1/2 inch iron rod set for the northwest corner and Point of Beginning of the herein described tract;

THENCE South 24°27'21" East, at a distance of 263.58 feet, to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

THENCE South 68°42'15" West, passing a 1/2 inch iron rod set for reference at a distance of 1660.88 feet, continuing for a total distance of 1680.88 feet to a point for corner in the north line of a called 1128.60 acre tract, as described in Volume 949, Page 100 (O.P.R.T.C.T.), same being in the centerline of Kickapoo Road and the southeast corner of the herein described tract;

THENCE along and with the centerline of Kickapoo Road, same being the north line of the aforementioned 1128.60 acre tract, as follows:

North 15°33'52" West, a distance of 139.59 feet;

North 12°35'08" West, a distance of 152.70 feet to the southwest corner of the herein described tract;

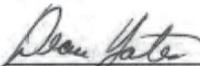
THENCE North 68°42'15" East, passing a 1/2 inch iron rod set for reference at a distance of 21.00 feet, continuing for a total distance of 1629.07 feet to the Point of Beginning and containing 10.5138 acres, more or less.

**Bearings are based upon SPC Texas Central Zone 4203, NAD 83, surface values.**

**1/2-inch iron rods set in this survey have a plastic cap that bears the name "Goodwin-Lasiter".**

**Concrete monuments found in this survey were set during a survey performed by Abbot Hargraves for Champion Paper and Fibre Company in 1955.**

I, Dean Yates, a Registered Professional Land Surveyor, do hereby certify that these notes were made as the result of an actual survey performed on the ground under my direct supervision and are true and correct to the best of my knowledge. See Plat of even date.

 12/12/19  
 Dean Yates R.P.L.S. No. 6302

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

