

B.F. BEAN SURVEY
 ABSTRACT 786
 JASPER COUNTY, TEXAS

Surveyor's Note(s)

(1) All bearings recited herein are based on the Texas State Plane Coordinate System NAD 83, Texas Central Zone (2277 EPSG) FIPS 4203, derived from GPS observations, US Survey Feet, all distances are grid.

(2) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.

(3) Subject lies within Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48241C0450D dated December 17, 2010.

(4) The subject property abuts and adjoins a public roadway. See inset.

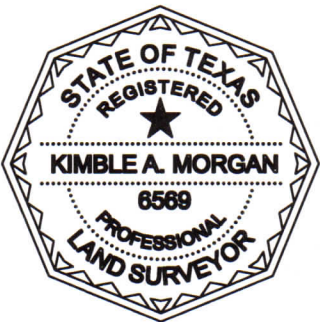
(5) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4--Rural, TSPS Standard Land Survey.



SEE ATTACHED LEGAL DESCRIPTION.

SURVEY PREPARED EXCLUSIVELY FOR CLIENT:
 TEXAS A&M FOUNDATION

USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED.

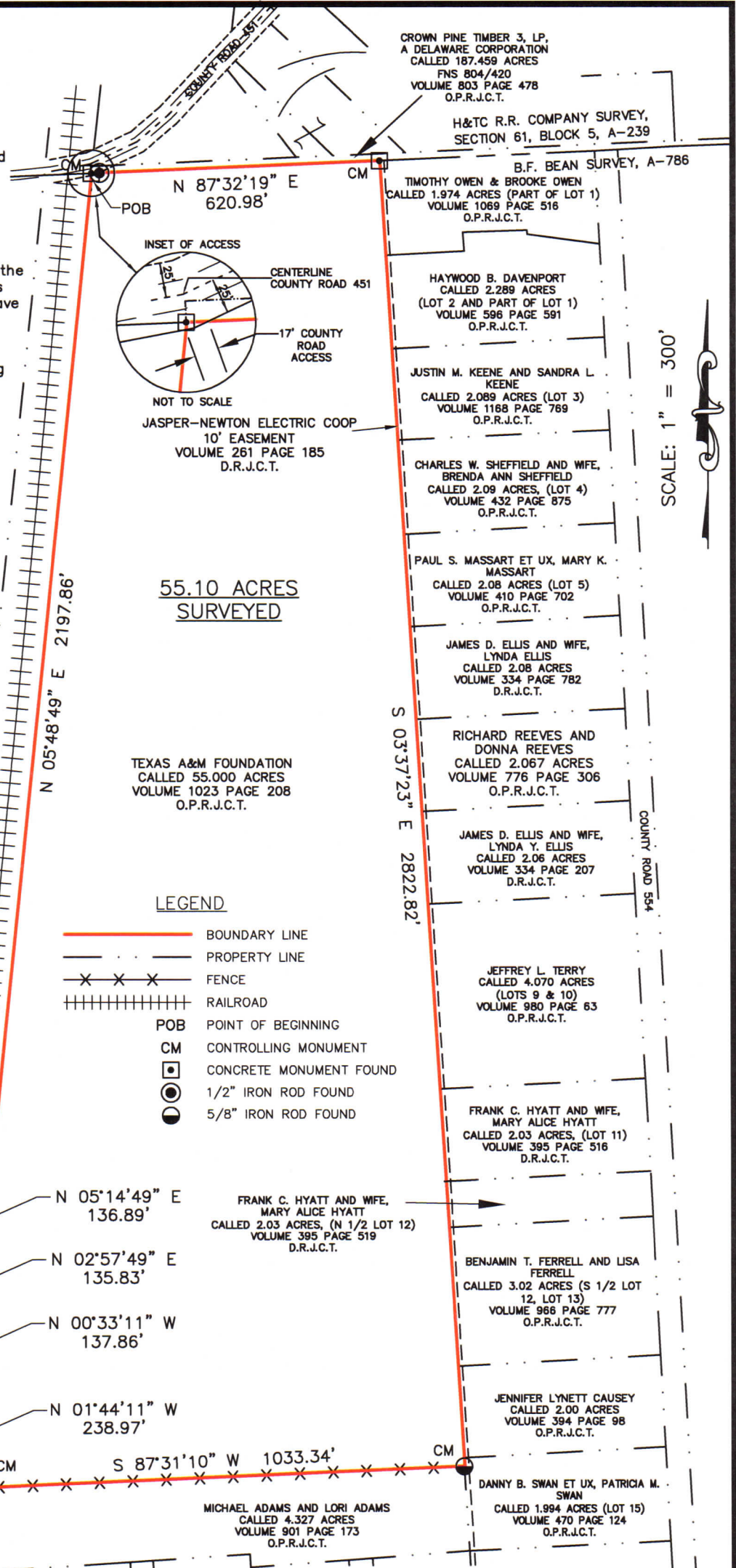


I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under by my hand and seal, this the 7th day of June, 2021.

BY: *Kimble A. Morgan*

Kimble A. Morgan RPLS# 6569
 Morgan Surveying Services, LLC
 120 East Lamar Street, Jasper, TX 75951
 (409) 383-3572
 Employee of Morgan Surveying Services, LLC FIRM NO.10194159
 PLAT VOID IF NOT SIGNED IN RED.



55.10 ACRES SURVEYED

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- FENCE
- RAILROAD
- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND

SCALE: 1" = 300'

PLAT SHOWING A
 55.10 ACRE TRACT OUT OF
 THE B.F. BEAN SURVEY, ABSTRACT 786
 AND BEING ALL OF A CALLED 55.00 ACRE
 TRACT CONVEYED TO TEXAS A&M
 FOUNDATION BY A DEED RECORDED IN
 VOLUME 1023 PAGE 208
 OF THE OFFICIAL PUBLIC RECORDS
 OF JASPER COUNTY, TEXAS.

**B.F. BEAN SURVEY
ABSTRACT 786
JASPER COUNTY, TEXAS**

**LEGAL DESCRIPTION
FOR
A 55.10 ACRE TRACT**

BEING a 55.10 acre tract of land located in the B.F. Bean Survey, Abstract 786, situated in Jasper County, Texas, and being all of a called 55.000 acre tract conveyed to Texas A&M Foundation by a deed recorded in Volume 1023 Page 208 of the Official Public Records of Jasper County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a concrete monument found for northwest corner of this tract, same being the northwest corner of said 55.000 acre tract, the southwest corner of a called 187.459 acre tract conveyed to Crown Pine Timber 3, LP a Delaware Corporation by a deed recorded in Volume 803 Page 478 of the Official Public Records of Jasper County, Texas, in the east margin of The Atchison, Topeka and Santa Fe Railway Company in the south or east margin of County Road 451, said beginning point also being located in the common line of the B.F. Bean Survey, Abstract 786 and the Houston & Texas Central Railway Company Survey, Section 61 Block 5, Abstract 239 and from which a 1/2" iron rod marked "Quin" bears N 88°07'06" E a distance of 17.51';

Thence N 87°32'19" E with the north line of said 55.000 acre tract and a south line of said Crown Pine Timber 3, LP tract , a **total distance of 620.98'** to a concrete monument found in same for the northeast corner of this tract, same being the northeast corner of said 55.000 acre tract, in the south line of said Crown Pine Timber 3, LP tract, said concrete monument also being the northwest corner of the unrecorded Tall Timbers Subdivision, the northwest corner of Lot 1 of the same;

Thence S 03°37'23" E with the east line of said 55.000 acre tract and the west line of said Tall Timbers Subdivision and the west lines of Lots 1 through 15 of the same, a **distance of 2822.82'** to a 5/8" iron rod marked "Quin" found for the southeast corner of this tract same being the southeast corner of said 55.000 acre tract, the northeast corner of a called 4.327 acre tract conveyed to Michael Adams and Lori Adams by a deed recorded in Volume 901 Page 173 of the Official Public Records of Jasper County, Texas;

Thence S 87°31'10" W with the south line of said 55.000 acre tract and the north line of said 4.327 acre tract, a **distance of 1033.34'** to a 5/8" iron rod marked "Quin" found for the southwest corner of this tract, same being the southwest corner of said 55.000 acre tract, the northwest corner of said 4.327 acre tract and in the east margin of The Atchison, Topeka and Santa Fe Railway Company tract;

Thence with the west line of said 55.000 acre tract and the east margin of said Railroad as follows:

- N 01°44'11" W, a distance of 238.97'** to an angle point;
- N 00°33'11" W, a distance of 137.86'** to an angle point;
- N 02°57'49" E, a distance of 135.83'** to an angle point;
- N 05°14'49" E, a distance of 136.89'** to an angle point;
- N 05°48'49" E, a distance of 2197.86'** to the Place of Beginning and **containing 55.10 acres.**

Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (2277 EPSG) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above description, as shown, on the attached plat prepared even date.
- (3) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.
- (4) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, TSPS Standard Land Survey.
- (5) This tract does not abut or adjoin a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under by my hand, this the 7th day of June, 2021.

Kimble A. Morgan
Kimble A. Morgan

Morgan Surveying Services, LLC
120 East Lamar Jasper, TX 75951
(409) 383-3572

RPLS# 6569
Firm #10194159