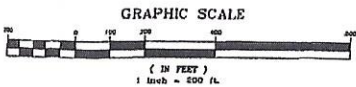


J.D. McCLANAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF TWO 56.20 ACRE TRACTS IN THE J. N. KIMMEY SURVEY, ABSTRACT NUMBER 261, IN NEWTON COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF THE FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



J.D. McClanan
Registered Professional Surveyor
Texas Registration Number 2512

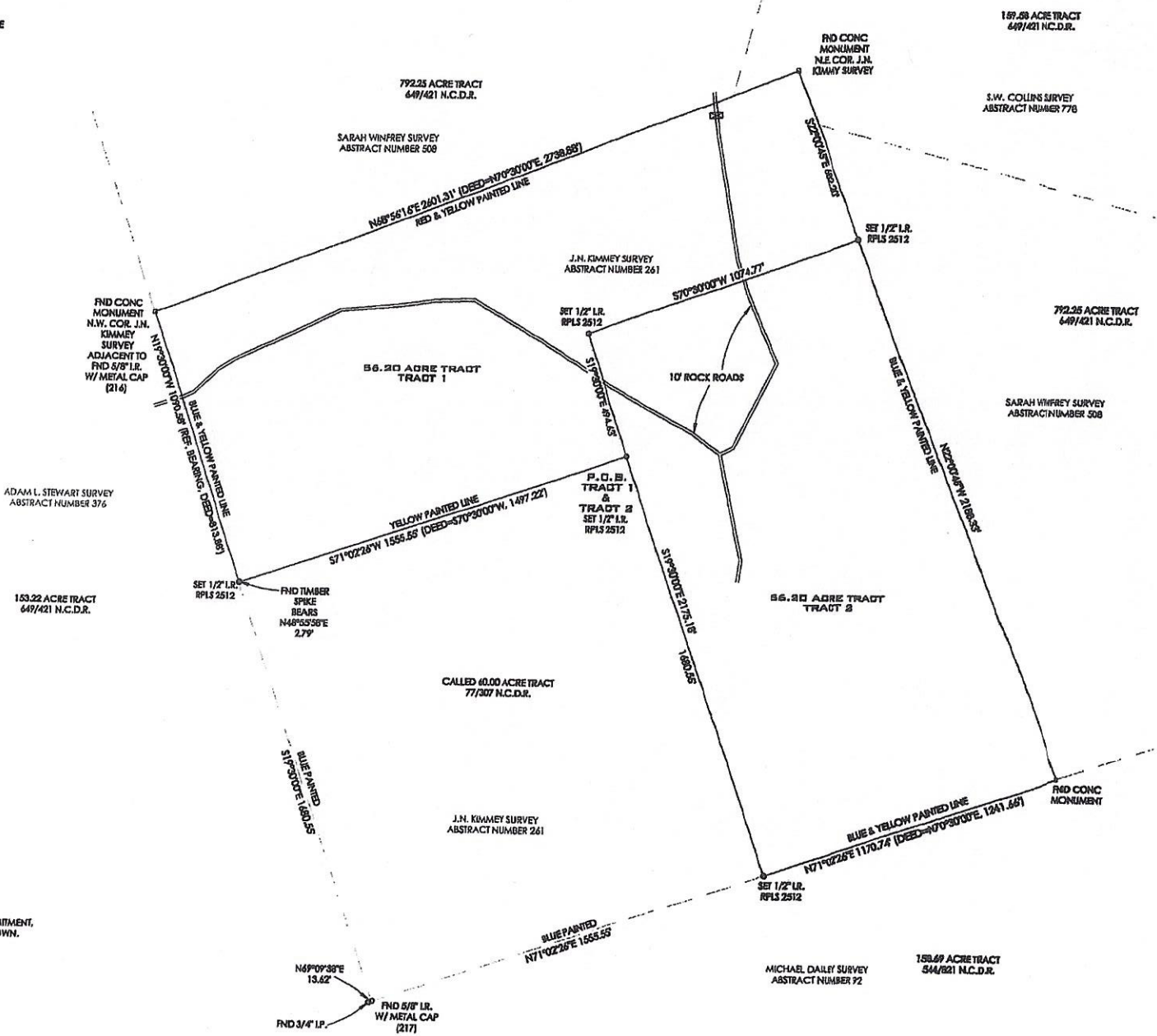


SURVEY COMPLETED WITHOUT TITLE COMMITMENT,
NO BUILDING LINES OR EASEMENTS SHOWN.

THIS PROPERTY LIES IN FLOOD
ZONE X AS INDICATED ON PANEL
480499 0325 C DATED 09/21/98

CREATED BY	A.M.L.C.A.	DATE	04/17/16
DRAWN BY	CCS	SCALE	1/4"=1'
CHECKED BY	16-146	DATE	16-4/15

LAND SURVEYING - ELEVATION CERTIFICATES
P.O. BOX 3440 ORANGE, TX 77631
(937) 833-6478 info@bline.com
TSSA REGISTRATION NO.: 1010990



N49°09'38"E
13.62'
FND 3/4" I.P.
FND 5/8" I.R.
W/ METAL CAP
(217)

MICHAEL DAILEY SURVEY
ABSTRACT NUMBER 72
158.69 ACRE TRACT
544/421 N.C.D.R.

J.N. KIMMEY SURVEY
ABSTRACT NUMBER 261

153.22 ACRE TRACT
649/421 N.C.D.R.

ADAM L. STEWART SURVEY
ABSTRACT NUMBER 376

FND CONC
MONUMENT
N.W. COR. J.N.
KIMMEY
SURVEY
ADJACENT TO
FND 5/8" I.R.
W/ METAL CAP
(214)

56.20 ACRE TRACT
TRACT 1

P.O.B.
TRACT 1
&
TRACT 2
SET 1/2" I.R.
RPLS 2512

56.20 ACRE TRACT
TRACT 2

CALLED 40.00 ACRE TRACT
77/307 N.C.D.R.

SARAH WINFREY SURVEY
ABSTRACT NUMBER 508

792.25 ACRE TRACT
649/421 N.C.D.R.

J.N. KIMMEY SURVEY
ABSTRACT NUMBER 261

FND CONC
MONUMENT
N.E. COR. J.N.
KIMMEY SURVEY

189.58 ACRE TRACT
649/421 N.C.D.R.

S.W. COLLINS SURVEY
ABSTRACT NUMBER 776

792.25 ACRE TRACT
649/421 N.C.D.R.

SARAH WINFREY SURVEY
ABSTRACT NUMBER 508

FND CONC
MONUMENT

METES AND BOUNDS DESCRIPTION
TRACT 2
56.20 ACRE TRACT
J. N. KIMMEY SURVEY
ABSTRACT NUMBER 261
NEWTON COUNTY, TEXAS

Being a tract or parcel containing 56.20 acres of land out of and a part of the J. N. Kimmey Survey, Abstract Number 261, in Newton County, Texas and being out of a 116.70 acre tract recorded in Volume 563, Page 212, Deed Records of Newton County, Texas, said 56.20 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod capped RPLS 2512 set at the Northeast corner of a called 60.00 acre tract recorded in Volume 77, Page 307, Deed Records of Newton County, Texas and being an interior corner of said 116.70 acre tract;

THENCE, South 19 deg. 30 min. 00 sec. East, along the East line of said 60.00 acre tract and the most Southerly West line of said 116.70 acre tract for a distance of 1,680.55 feet to a ½-inch iron rod capped RPLS 2512 set in the South line of said Kimmey Survey and being the most Southerly Southwest corner of said 116.70 acre tract and being in the North line of the Michael Dailey Survey, Abstract Number 92 and being in the North line of a 158.69 acre tract recorded in Volume 544, Page 821, Deed Records of Newton County, Texas;

THENCE, North 71 deg. 02 min. 26 sec. East, along and with a blue and yellow painted line and the most Easterly South line of said 116.70 acre tract and the South line of said Kimmey Survey and the North line of said Dailey Survey for a distance of 1,170.74 feet (deed = North 70 deg. 30 min. 00 sec. East, 1,241.66 feet) to a concrete monument found at the Southeast corner of said 116.70 acre tract and being the Southeast corner of said Kimmey Survey and being the Southwest corner of a 792.25 acre tract recorded in Volume 649, Page 421, Deed Records of Newton County, Texas and being the most Southerly Southwest corner of the Sarah Winfrey Survey, Abstract Number 508;

THENCE, North 22 deg. 00 min. 45 sec. West, along and with a blue and yellow painted line and the East line of said Kimmey Survey and said 116.70 acre tract for a distance of 2,188.33 feet to a ½-inch iron rod capped RPLS 2512 set for corner;

THENCE, South 70 deg. 30 min. 00 sec. West, along the residue of said 116.70 acre tract for a distance of 1,074.77 feet to a ½-inch iron rod capped RPLS 2512 set for corner;

THENCE, South 19 deg. 30 min. 00 sec. East, along the residue of said 116.70 acre tract for a distance of 494.63 feet to the POINT OF BEGINNING and containing 56.20 acres of land.

16-146
04/12/16



METES AND BOUNDS DESCRIPTION
TRACT 1
56.20 ACRE TRACT
J. N. KIMMEY SURVEY
ABSTRACT NUMBER 261
NEWTON COUNTY, TEXAS

Being a tract or parcel containing 56.20 acres of land out of and a part of the J. N. Kimmey Survey, Abstract Number 261, in Newton County, Texas and being out of a 116.70 acre tract recorded in Volume 563, Page 212, Deed Records of Newton County, Texas, said 56.20 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod capped RPLS 2512 set at the Northeast corner of a called 60.00 acre tract recorded in Volume 77, Page 307, Deed Records of Newton County, Texas and being an interior corner of said 116.70 acre tract;

THENCE, South 71 deg. 02 min. 26 sec. West, along and with a yellow painted line and the North line of said called 60.00 acre tract for a distance of 1,555.55 feet (deed = South 70 deg. 30 min. 00 sec. West, 1,497.22 feet) to a ½-inch iron rod capped RPLS 2512 set at the most Westerly Southwest corner of said 116.70 acre tract and being in the West line of said Kimmey Survey and being the Northwest corner of said called 60.00 acre tract and being in the East line of the Adam L. Stewart Survey, Abstract Number 376 and being in the East line of a 153.22 acre tract recorded in Volume 649, Page 421, Deed Records of Newton County, Texas;

THENCE, North 19 deg. 30 min. 00 sec. West, along and with a blue and yellow painted line and the most Northerly West line of said 116.70 acre tract and the West line of said Kimmey Survey for a distance of 1,090.58 feet (deed = 813.88 feet) to a concrete monument stamped Northwest corner J.N. Kimmey Survey found adjacent to a 5/8-inch iron rod with a metal cap found at the Northwest corner of said 116.70 acre tract and being the most Westerly Southwest corner of a 792.25 acre tract recorded in Volume 649, Page 421, Deed Records of Newton County, Texas and of the Sarah Winfrey Survey, Abstract Number 508;

THENCE, North 68 deg. 56 min. 16 sec. East, along and with a red and yellow painted line and the North line of said 116.70 acre tract and said Kimmey Survey for a distance of 2,601.31 feet (deed = North 70 deg. 30 min. 00 sec. East, 2,738.88 feet) to a concrete monument found stamped Northeast corner J.N. Kimmey Survey and being the Northeast corner of said 116.70 acre tract;

THENCE, South 22 deg. 00 min. 45 sec. East, along and with a blue and yellow painted line and the East line of said Kimmey Survey and said 116.70 acre tract for a distance of 682.20 feet to a ½-inch iron rod capped RPLS 2512 set for corner;

THENCE, South 70 deg. 30 min. 00 sec. West, along the residue of said 116.70 acre tract for a distance of 1,074.77 feet to a ½-inch iron rod capped RPLS 2512 set for corner;

THENCE, South 19 deg. 30 min. 00 sec. East, along the residue of said 116.70 acre tract for a distance of 494.63 feet to the POINT OF BEGINNING and containing 56.20 acres of land.

16-146
04/12/16

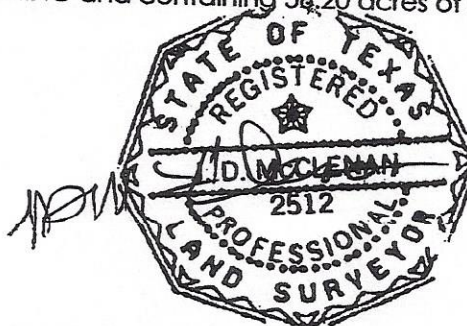


EXHIBIT "A"

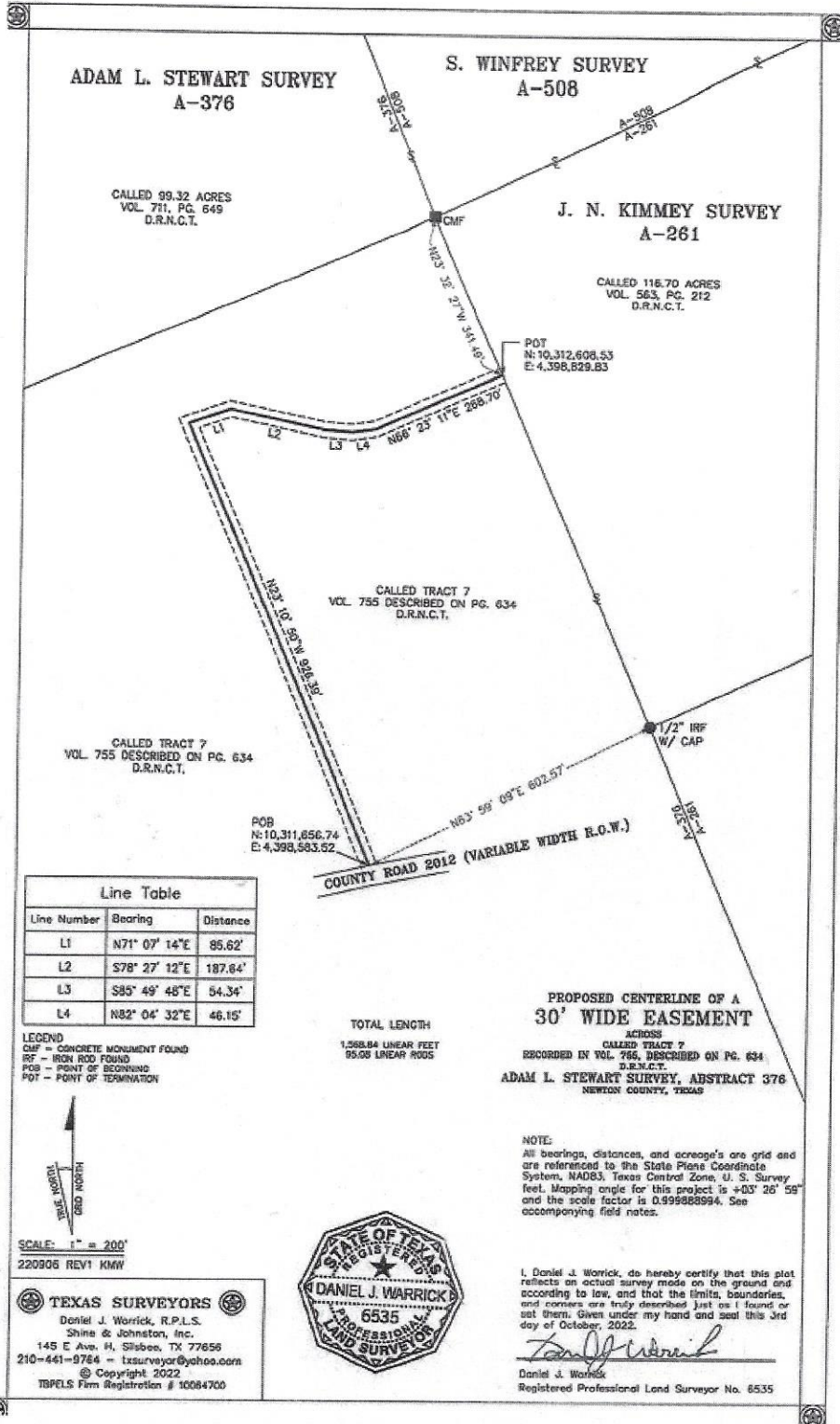


EXHIBIT "A"



TEXAS SURVEYOR



Daniel J. Warrick, R.P.L.S.

State of Texas §
County of Newton §

Field notes describing the centerline of a proposed 30' wide easement across a tract with no called acreage (Tract 7) described in Volume 755, Page 634, Deed Records of Newton County, Texas, Deed Records of Newton County, Texas in the Adam L. Stewart Survey, Abstract 376, Newton County, Texas.

All bearings, distances and acreages are grid and are referenced to the State Plane coordinate system, Texas Central Zone, NAD 83, U.S. Survey Feet. The mapping angle for this project is +03° 26' 59" and the scale factor is 0.999888994. See accompanying plat.

BEGINNING at a point in the north line of County Road 2012 (variable width right-of-way) and a south line of said called Tract 7, from which a 1/2" iron rod with cap found at a southwest corner of a called 116.70 acre tract recorded in Volume 563, Page 212, Deed Records of Newton County, Texas bears N 63° 59' 09" E a distance of 602.57 feet. Said point of beginning has a State Plane coordinate value of N: 10,311,656.74 and E: 4,398,583.52.

THENCE N 23° 10' 50" W with the centerline of an existing road, over and across said called Tract 7 a distance of 926.39 feet to a point for corner.

THENCE N 71° 07' 14" E continuing with the centerline of an existing road, over and across said called Tract 7 a distance of 85.62 feet to a point for corner.

THENCE S 78° 27' 12" E continuing with the centerline of an existing road, over and across said called Tract 7 a distance of 187.64 feet to a point for corner.

THENCE S 85° 49' 48" E continuing with the centerline of an existing road, over and across said called Tract 7 a distance of 54.34 feet to a point for corner.

THENCE N 82° 04' 32" E continuing with the centerline of an existing road, over and across said called Tract 7 a distance of 46.15 feet to a point for corner.

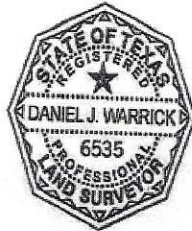
Daniel J. Warrick, R.P.L.S.
Shine & Johnston, Inc. 145 E Ave H, Silsbee, TX 77656
210-441-9764 (p) - tsurveyor@yaho.com
TBPELS Firm Registration No. 10064700

Page 1 of 2
Job No. 220906

EXHIBIT "A"

THENCE N 66° 23' 11" E continuing with the centerline of an existing road, over and across said called Tract 7 a distance of 268.70 feet to the POINT OF TERMINATION, in the west line of the J. N. Kimmey Survey, Abstract 261, the east line of said Abstract 376, the west line of said called 116.70 acre tract and in an east line of said called Tract 7, from which a concrete monument found at the northwest corner of said called 116.70 acre tract bears N 23° 32' 27" W a distance of 341.49 feet. Said point of termination has a State Plane coordinate value of N: 10,312,608.53 and E: 4,398,829.83.

I, Daniel J. Warrick, do hereby certify that this description reflects an accurate survey made on the ground and according to law, and that the boundaries and corners are truly described just as I have found or set them. Given under my hand and seal this 3rd day of October, 2022.



A handwritten signature in black ink, appearing to read "Daniel J. Warrick", written over a horizontal line.

Daniel J. Warrick
Registered Professional Land Surveyor