

**Tract 1
(204.573 Acres)**

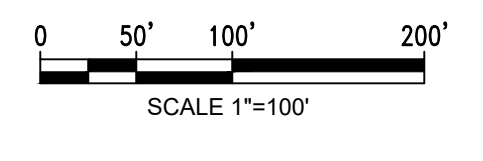
R.T. Klein 20 LTD.
Residual of Tract 1
Called 402.7 Acres
C.C.F.N. 2007-1618-748
O.R.P.C.T.

Line Table

Line #	Bearing	Distance
L1	S38° 04' 58"W	223.62
L2	N73° 31' 46"W	29.82
L3	N74° 45' 33"W	162.26

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	816.12	1482.37	031° 32' 39"	N74° 10' 39"W 805.85
C2	461.37	1355.07	019° 30' 28"	N80° 17' 31"W 459.15
C3	323.05	1195.92	015° 28' 38"	N66° 47' 33"W 322.07
C4	164.89	1675.60	005° 38' 18"	N71° 33' 55"W 164.83
C5	523.21	1113.90	028° 54' 44"	N55° 47' 12"W 518.41

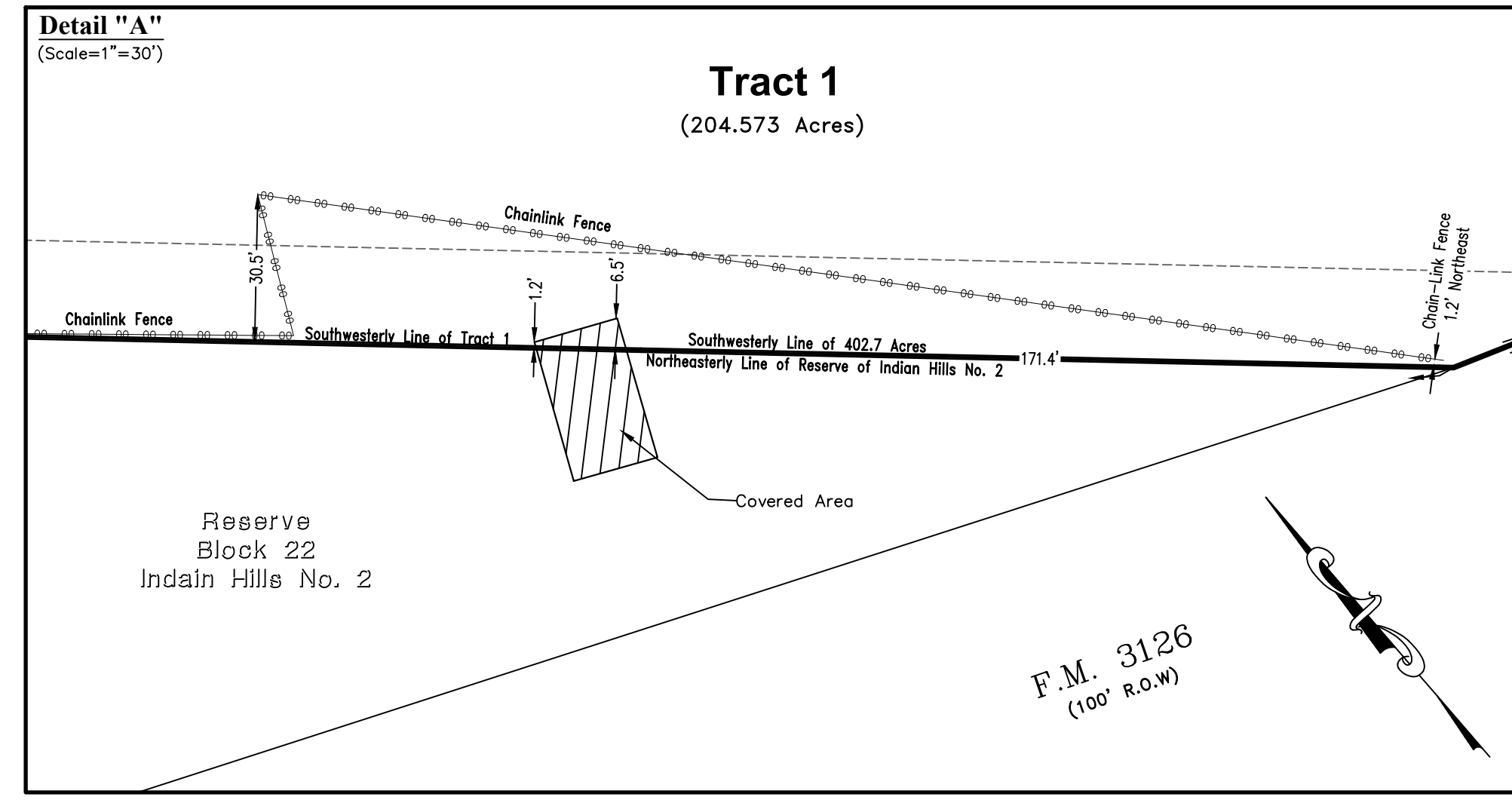


LEGEND

- Easement Line
- Overhead Electric
- Chainlink Fence
- Hog Wire Fence
- Wood Fence
- Barbwire Fence
- Power Pole

- Notes:**
- Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
 - All 5/8" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - This survey is based in part on a Metes and Bounds description of even date.
 - Surveyor has subdivided this tract solely at owners request.
 - The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.
 - This plot of survey has been performed with reliance upon title examination and abstracting performed by Commonwealth Land Title Insurance Company under G.F. number 202254641 with an effective date of May 27, 2022. This surveyor has not abstracted the subject tract. (As to 402.7 acres)
 - Schedule B 10(c): Twenty feet (20') reserved for public highway on any boundary line as set out in Deed dated February 26, 1917 from Frank D. Jackson to Julia F. Gray, recorded in Volume 56, Page 277 et seq., Deed Records, Polk County, Texas. (As to 402.7 acres) (Shown on Survey)
 - Schedule B 10(d): Alvin A. Klein and wife Roberto T. Klein Reserves to themselves, their heirs and assigns, the right to use the property for roadway purposes of 0.551 acres as set out in Deed dated September 1, 1971 from Alvin A. Klein and wife, Roberto T. Klein to Bonnie Maud Wiggins and Estate of Barney Wiggins, Deceased, recorded in Volume 259, Page 161 et seq., Deed Records, Polk County, Texas. (Does Not Affect Tract 1)
 - Schedule B 10(e): Flowage Easement dated April 14, 1966, executed by Barney F. Wiggins and wife, Bonnie M. Wiggins to Trinity River Authority of Texas, recorded in Volume 214, Page 320 et seq., Deed Records of Polk County, Texas. (Does Not Affect Tract 1)
 - Schedule B 10(f): Highway Easement granted by instrument dated May 6, 1967 executed by A. A. Klein to County of Polk in Volume 230, Page 428 et seq., Deed Records of Polk County, Texas. (Does Not Affect Tract 1)
 - Schedule B 10(g): Dedication of FM 3126 from A. A. Klein and wife, et al,

- as Recorded in Volume 18, Page 517 of the Commissioner Court Minutes, Polk County, Texas. (Shown on Survey)
- Schedule B 10(ab): Flowage Easement dated December 21, 1960, executed by A. A. Klein and wife, Roberto T. Klein to Trinity River Authority of Texas, recorded in Volume 273, Page 584 et seq., Deed Records of Polk County, Texas. (Does Not Affect Tract 1)
- Schedule B 10(ac): Road Dedication dated August 21, 1972, executed by Alvin A. Klein and wife Roberto Klein to Polk County, recorded in Volume 273, Page 503 et seq., of the Deed Records of Polk County, Texas. (Does Not Affect Tract 1)
- Schedule B 10(ad): Road Easements excepted as set out in Deed dated May 27, 1992 from Roberto T. Klein to John W. Klein, Sonja Rose Klein, Allen R. Klein and David R. Klein, recorded in Volume 847, Page 309 et seq., Official Records, Polk County, Texas, and in Deed dated December 11, 2007 from John William Klein, Sonja Rose Klein, Allen Richard Klein, David Roy Klein to R. T. Klein 20, LTD, a Texas limited partnership, recorded in Volume 1618, page 748 et seq., Official Records, Polk County, Texas. (Shown on Survey)
- Schedule B 10(ae): Easement dated August 22, 2013, executed by R. T. Klein 20, Ltd, a Texas limited partnership to Lake Livingston Water Supply and Sewer Service Corporation, recorded in Volume 1919, Page 358 et seq., Official Records of Polk County, Texas. (As to 402.7 acres) (Does Not Affect Tract 1)
- Schedule B 10(af): Restrictions as set out in Deed dated August 22, 2013, executed by R. T. Klein 20, Ltd, a Texas limited partnership to Lake Livingston Water Supply and Sewer Service Corporation, recorded in Volume 1919, Page 358 et seq., Official Records of Polk County, Texas. (Does Not Affect Tract 1)
- Schedule B 10(ag): Terms, conditions and stipulations contained in Polk County Subdivision Regulations Effective as of the 25th day of August, 2020, Approved and Accepted by Polk County Commissioners Court On this 25th day of August, 2020, recorded in Volume 2284, Page 291 et seq., re-filled in Volume 2288, Page 001 et seq., and amended in Volume 2294, Page 151 et seq., Official Records, Polk County, Texas.



LAND SURVEY
(TRACT 1) 204.573 ACRES OF LAND
IN THE AUGUSTIN VIESCA SURVEY, A-78
POLK COUNTY, TEXAS REF: MAP RECORDS
Scale: 1" = 200' Date: August 13, 2022

To: David Klein and Commonwealth Land Title Insurance Company Exclusively.

I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.

Teren Hanks
Teren Hanks
Registered Professional
Land Surveyor No. 6787
File # 22-B-07 (A.C.) Book 11, Pg. 6787
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
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