

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

12.65 ACRES

All that certain lot, tract or parcel of land located within the James Robeson Survey, Abstract No. 100 of Liberty County, Texas and being a portion of a called 262.11 acre tract as described in a deed from Milam Family Ranch, LLC, et al to Legacy Land Group, Ltd., dated June 25, 2021 and recorded in Document No. 2021026627 of the Official Public Records of Liberty County, Texas, and this 12.65 acre tract being more fully described as follows:

BEGINNING at a Cotton Spindle Set in the centerline of County Road 2094 and the West line of said 262.11 acre tract, from which a 60d Nail Found in said County Road 2094, at the Northwest corner of said 262.11 acre tract bears North 11 deg. 32 min. 24 sec. East, a distance of 1,420.92 feet;

THENCE across said 262.11 acre tract, the following seven (7) courses and distances:

North 86 deg. 09 min. 36 sec. East, passing a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" Iron Rod Set) for reference at 25.00 feet and continuing for a total distance of 1,510.51 feet to a 1/2" Iron Rod Set for corner;

North 03 deg. 50 min. 24 sec. West, a distance of 293.64 feet to a 1/2" Iron Rod Set for corner;

North 86 min. 09 sec. 36 sec. East, a distance of 531.80 feet to a 1/2" Iron Rod Set for corner, from which a 1" Iron Pipe Found at the North common corner of said 262.11 acre tract and a called 149.27 acre tract as described in a deed from Martha Hightower Compton to Laura Ann Kidder, dated December 1, 1994 and recorded in Volume 1562, Page 172, bears North 44 deg. 41 min. 46 sec. East, a distance of 1,609.83 feet;

South 03 deg. 50 min. 24 sec. East, a distance of 893.66 feet to a 1/2" Iron Rod Set for corner;

South 86 min. 09 sec. 36 sec. West, a distance of 531.80 feet to a 1/2" Iron Rod Set for corner;

North 03 min. 50 min. 24 sec. West, a distance of 550.03 feet to a 1/2" Iron Rod Set for corner;


South 86 deg. 09 min. 36 sec. West, passing a 1/2" Iron Rod Set for reference at 1,493.65 feet and continuing for a total distance of 1,518.65 feet to a Cotton Spindle Set for corner in the centerline of said County Road 2094 and the West line of said 262.11 acre tract;

12.65 ACRES

Page 2 of 2

THENCE North 05 deg. 24 min. 56 sec. East, with said County Road 2094 and the West line of said 262.11 acre tract, a distance of 50.66 feet to the POINT OF BEGINNING AND CONTAINING 12.65 ACRES OF LAND, MORE OR LESS. See Map No. 2432-Tract E1 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of June, 2021.

GIVEN UNDER MY HAND & SEAL, this the 8th day of December, 2021.



Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763



PLAT OF SURVEY

JAMES ROBESON SURVEY, A-100

REMAINDER OF A
CALLED 262.11 ACRES
MILAM FAMILY RANCH, LLC, ET AL
TO
LEGACY LAND GROUP, LTD.
JUNE 25, 2021
DOCUMENT NO. 2021026627

PORTION OF A
CALLED 262.11 ACRES
MILAM FAMILY RANCH, LLC, ET AL
TO
LEGACY LAND GROUP, LTD.
JUNE 25, 2021
DOCUMENT NO. 2021026627

12.65 AC.

1/2" IR Set
1" IP Found bears:
N 44°41'46" E - 1609.83'

P.O.B.: Cotton Spindle Set
60d Nail Found bears:
N 11°32'24" E - 1420.92'

at 25.00'
pass 1/2" IR Set
for reference

at 1493.65'
pass 1/2" IR Set
for reference

N 86°09'36" E - 1510.51'

S 86°09'36" W - 1518.65'

REMAINDER OF A
CALLED 262.11 ACRES
MILAM FAMILY RANCH, LLC, ET AL
TO
LEGACY LAND GROUP, LTD.
JUNE 25, 2021
DOCUMENT NO. 2021026627

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

LINE	BEARING	DISTANCE
L1	N 03°50'24" W	293.64'
L2	N 86°09'36" E	531.80'
L3	S 86°09'36" W	531.80'
L4	N 03°50'24" W	550.03'
L5	N 05°24'56" E	50.66'

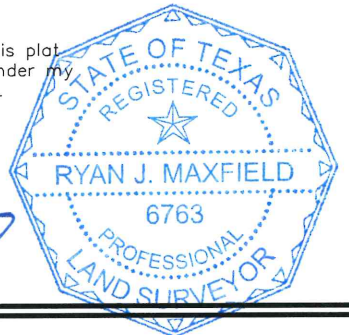


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of June, 2021.

GIVEN UNDER MY HAND & SEAL, this the 8th day of December, 2021.

[Signature]
RYAN J. MAXFIELD - R.P.L.S. No. 6763



LEGEND	
Barbed Wire Fence	— x —
Powerline	— E —
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PFC	POINT FOR CORNER

PLAT OF SURVEY
12.65 AC. LOCATED IN THE
JAMES ROBESON SURVEY, A-100
LIBERTY COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: SJ	SCALE: 1" = 300'
SURVEYED BY: SM	REF: MILAM RANCH - TRACTS
DATE: 12-08-2021	FILE NO: 2432-TRACT E1.dwg