



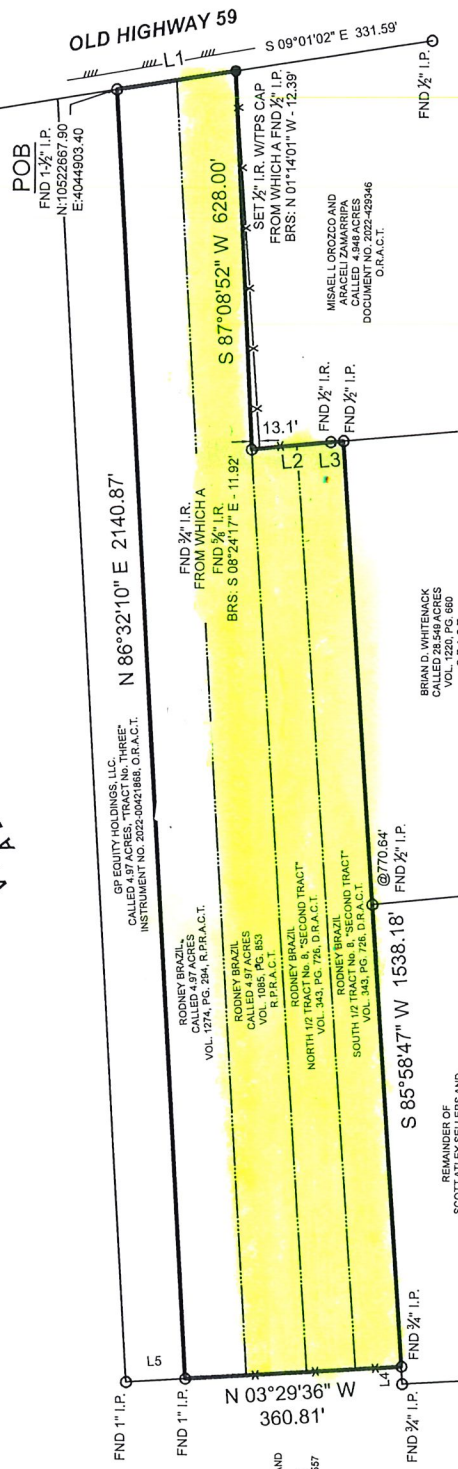
SCALE: 1" = 200'

SYMBOL LEGEND

- EDGE OF ASPHALT
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
1	S 09°01'02" E	2401.09'
2	S 04°59'24" E	13.64'
3	S 04°59'24" E	13.64'
4	S 87°26'02" W	230.04'
5	N 03°30'02" W	691.48'

V. MICHELLI SURVEY



ERNESTO GARCIA SOLIS AND
ANALLEE SUPPLIE SELLERS
CALLED 4.97 ACRES
DOCUMENT NO. 2022-42857
O.P.R.A.C.T.

REMAINDER OF
SCOTT ATLEY SELLERS AND
ANALLEE SUPPLIE SELLERS
CALLED 23.549 ACRES
DOCUMENT NO. 2017-0638681
O.P.R.A.C.T.

GP EQUITY HOLDINGS, LLC.
CALLED 23.549 ACRES TRACT NO. THREE
INSTRUMENT NO. 2022-00421888, O.P.R.A.C.T.

RODNEY BRAZIL
CALLED 4.97 ACRES
VOL. 174, PG. 284, S.P.R.A.C.T.

RODNEY BRAZIL
CALLED 4.97 ACRES
VOL. 195, PG. 853
R.P.R.A.C.T.

RODNEY BRAZIL SECOND TRACT
NORTH 1/2 TRACT NO. 26, D.P.R.A.C.T.
VOL. 151, PG. 276, D.P.R.A.C.T.

RODNEY BRAZIL
SOUTH 1/2 TRACT NO. 26, D.P.R.A.C.T.
VOL. 143, PG. 736, D.P.R.A.C.T.

BRIAN D. WHITENACK
CALLED 23.549 ACRES
VOL. 160, PG. 180
O.P.R.A.C.T.

MISHELL OROZCO AND
ARACELI ZAMARRIPA
CALLED 4.949 ACRES
DOCUMENT NO. 2022-428346
O.P.R.A.C.T.

BOUNDARY SURVEY

BEING a 15.233 acre tract of land situated in the V. Michelli Survey, Abstract Number 29, Angelina County, Texas, being comprised of all of that same called 4.97 acre tract described in instrument to Rodney Brazill, recorded in Volume 1274, Page 294, of the Real Property Records of Angelina County, Texas (R.P.R.A.C.T.), all of that same called 4.97 acre tract described in instrument to Rodney Brazill, recorded in Volume 1085, Page 853, R.P.R.A.C.T., all that same tract described as north 1/2 of Tract No. 2 (Rodney north 1/2 tract) and that same tract described as south 1/2 of Tract No. 2 (Rodney south 1/2 tract), both described in instrument to Rodney Brazill, recorded in Volume 1085, Page 853, of the Real Property Records of Angelina County, Texas (D.R.A.C.T.), said 15.233 acre tract being more particularly described by attached metes and bounds description.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48005C0150E, HAVING AN EFFECTIVE DATE OF 9-29-2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....TEXAS GREENER PASTURES, LLC.
ADDRESS.....OLD HIGHWAY 59, LUFKIN, TX, 75904
SURVEY.....V. MICHELLI, A - 29
SUBJECT.....15.233 ACRES
COUNTY.....ANGELINA

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
EFFECTIVE DATE: OCTOBER 20, 2023
(AS TO TRACT FOUR ONLY)

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT.

- 10mg. UTILITY EASEMENT TO TEXAS POWER AND LIGHT COMPANY PER VOL. 182, PG. 308, D.P.R.A.C.T.
- 10th. UTILITY EASEMENT TO TEXAS POWER AND LIGHT COMPANY PER VOL. 143, PG. 363, D.P.R.A.C.T.
- 10th. UTILITY EASEMENT TO TEXAS POWER AND LIGHT COMPANY PER VOL. 284, PG. 142, D.P.R.A.C.T., (UNABLE TO 10th. R.O.W. TO TEXAS POWER AND LIGHT COMPANY PER VOL. 371, PG. 132, D.P.R.A.C.T., (UNABLE TO PLOT)

PROJECT	34783.15.233AC
FIELD DATE	10-19-2023
DRAWN BY	TNK
CHECKED BY	MJM
FIELD CREW	JM
REV 1	11-14-2023, TITLE
REV 2	
REV 3	
REV 4	

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