

LINE	BEARING	W	DISTANCE
L1	S 89° 10' 30" W	211.75	
L2	S 89° 10' 30" W	31.00	
L3	N 47° 43' 30" W	31.00	
L4	S 89° 10' 30" W	40.25	

POB
LAT: 31.08625
LONG: -108.235

JACKSON CROUCH SURVEY
ABSTRACT NO. 759

CROWN PINE TIMBER 1, LP.
VOL. 786, PG. 541
O.R.A.C.T.

N 87° 01' 00" E 1993.72'
APPARENT SURVEY LINE

LAT: 31.08625
LONG: -108.235

FIND 4" x 4" CONC MON
SET 1/2" LR WTPS CAP @ 30.00'

N 41° 13' 34" W
N 41° 52' 01" W

27.873 ACRES
PORTION OF
RAYONIER FOREST RESOURCES, LP.
CALLED 499.85 ACRES
INSTRUMENT NO. 2007-0022522
O.R.A.C.T.

REMAINDER OF
RAYONIER FOREST RESOURCES, LP.
CALLED 499.85 ACRES
INSTRUMENT NO. 2007-0022522
O.R.A.C.T.

T. R. O. R.R. CO SURVEY
ABSTRACT NO. 983

BOUNDARY SURVEY

BEING a 27.873 acre tract situated in the T. & N. O. R.R. Co. Survey, Abstract No. 983, Angelina County, Texas, being out of one of the tracts which claim called 499.85 acre tract described in Instrument to Rayonier Forest Resources, LP., Instrument No. 2007-0022522 of the Official Records of Angelina County, Texas (O.R.A.C.T.), and 27.873 acre tract being more particularly described by attached maps and bonds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveyors.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524



- SYMBOL LEGEND**
- P - Overhead Power Line
 - G - Guy Wire
 - W - Wood Fence
 - W - Wrought Iron Fence
 - W - Wire Fence
 - W - Wire Fence
 - W - Power Pole
 - T - Telephone Pole
 - W - Water Valve
 - W - Water Meter
 - S - Set Iron Rod WTPS Cap
 - F - Flat Iron Rod

Surveyor has relied on information provided by:
First American Title Guaranty Company
C.T. No. 202309045
Effective date: January 20, 2021

- The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment
- 1) R.O.W. Easement to Atlantic Refining Company, per Vol. 215, Pg. 379, D.R.A.C.T. (Does not affect)
 - 2) Conveyance to Peoples Gulf Coast National Pipeline Company per Vol. 286, Pg. 82, D.R.A.C.T. (Does not affect)
 - 3) Agreement to Gulf Refining Company, per Vol. 425 Pg. 107, D.R.A.C.T. (Does not affect)
 - 4) R.O.W. to Texas Power and Light Company per Vol. 195, Pg. 542 D.R.A.C.T.
 - 5) Easement to Houston Pipeline Company, per Vol. 418, Pg. 195, D.R.A.C.T. (Does not affect)
 - 6) Conveyance and Assignment to Houston Pipeline Company per Vol. 569, Pg. 190, D.R.A.C.T. (Does not affect)

This Property Lies in Zone X and Zone A, and a portion lies appear within the 100 Year Flood Plain Per Graphs Scaling according to Community Panel No. 02600002522 having an effective date 02/02/00.

Purchaser: Barry L. Worthington
Address: CR 308 Humbleton, Tx 75849
Lot: _____ Block: _____
Survey: T. & N. O. R.R. Co. A 853
Substation: 27.873 ACRES
Cobbed: _____ Sheet: _____
Plat: _____ County: Texas
Revised: _____

TEXAS
STATE BOARD OF PROFESSIONAL LAND SURVEYORS
3027 N. FRAZIER STREET - CONROE, TEXAS 77385
PH (281) 255-7447 - FAX (281) 255-7448
WWW.STATEBOARDSURVEYORS.COM
FIRM REGISTRATION NO. 100034-00

Boundaries shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
Basis of Bearings: _____



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 27.873 ACRES

IN THE T. & N. O. RR. CO. SURVEY, ABSTRACT NUMBER 963 ANGELINA COUNTY, TEXAS

BEING a 27.873 acre tract situated in the T. & N. O. RR. Co. Survey, Abstract No. 963, Angelina County, Texas, being out of and part of that certain called 499.65 acre tract described in instrument to Rayonier Forest Resources, LP., recorded in Instrument No. 2007-00225252 of the Official Records of Angelina County, Texas (O.R.A.C.T.), said 27.873 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said T. & N. O. RR. Co. Survey and the Jackson Crouch Survey, Abstract No. 758, the common line of said 499.65 acre tract and a tract described in instrument to Crown Pine Timber I, LP., recorded in Volume 768, Page 541, O.R.A.C.T., for the northeasterly corner of the herein described 27.873 acre tract;

THENCE South 34°54'16" West, 1,415.45 feet, severing over and across said 499.65 acre tract, to a ½ inch iron rod found for a common corner of said 499.65 acre tract and a called 1.018 acre tract described in instrument to Saron Missionary Baptist Church, recorded in Volume 2006, Page 297 of the Real Property Records of Angelina County, Texas (R.P.R.A.C.T.), being the easterly south corner of the herein described 27.873 acre tract;

THENCE North 35°33'48" West, 221.75 feet, with the common line of said 499.65 acre tract and said 1.018 acre tract, to a ½ inch iron rod found for a common corner of the same, being an interior corner of the herein described 27.873 acre tract;

THENCE South 59°10'53" West, continuing with the common line of said 499.65 acre tract and said 1.018 acre tract, at a distance of 189.98 feet, pass a ½ inch iron rod (bent) found for reference, in all, a total distance of 215.59 feet to a calculated point in the approximate centerline of County Road 368 (CR 368, a/k/a Saron Road), for the westerly south corner of the herein described 27.873 acre tract;

THENCE North 40°57'21" West, 438.63 feet, along the centerline of said CR 368, to a calculated point at a bend in said road for an angle corner in the most westerly southwest line of the herein described 27.873 acre tract;

THENCE North 41°52'01" West, 382.44 feet, continuing along the centerline of said CR 368, to a calculated point at a bend in said road for an angle corner in the most westerly southwest line of the herein described 27.873 acre tract;

THENCE North 41°13'34" West, 411.75 feet, continuing along the centerline of said CR 368, to a calculated point at a bend in said road for an angle corner in the most westerly southwest line of the herein described 27.873 acre tract;

THENCE North 40°43'50" West, 81.00 feet, continuing along the centerline of said CR 368, to a calculated point in said apparent common survey line, the common line of said 499.65 acre tract and said Crown Pine Timber 1 tract, for the northwesterly corner of the herein described 27.873 acre tract, from which a 4 inch by 4 inch concrete monument found for reference bears South 87°01'00" West, 40.29 feet;

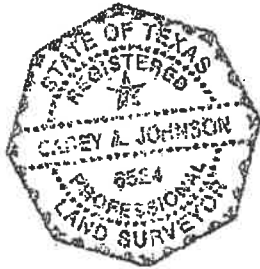
THENCE North 87°01'00" East, along said apparent common survey line, with the common line of said 499.65 acre tract and said Crown Pine Timber 1 tract, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1993.72 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 27.873 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 27, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-363.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

February 4, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524