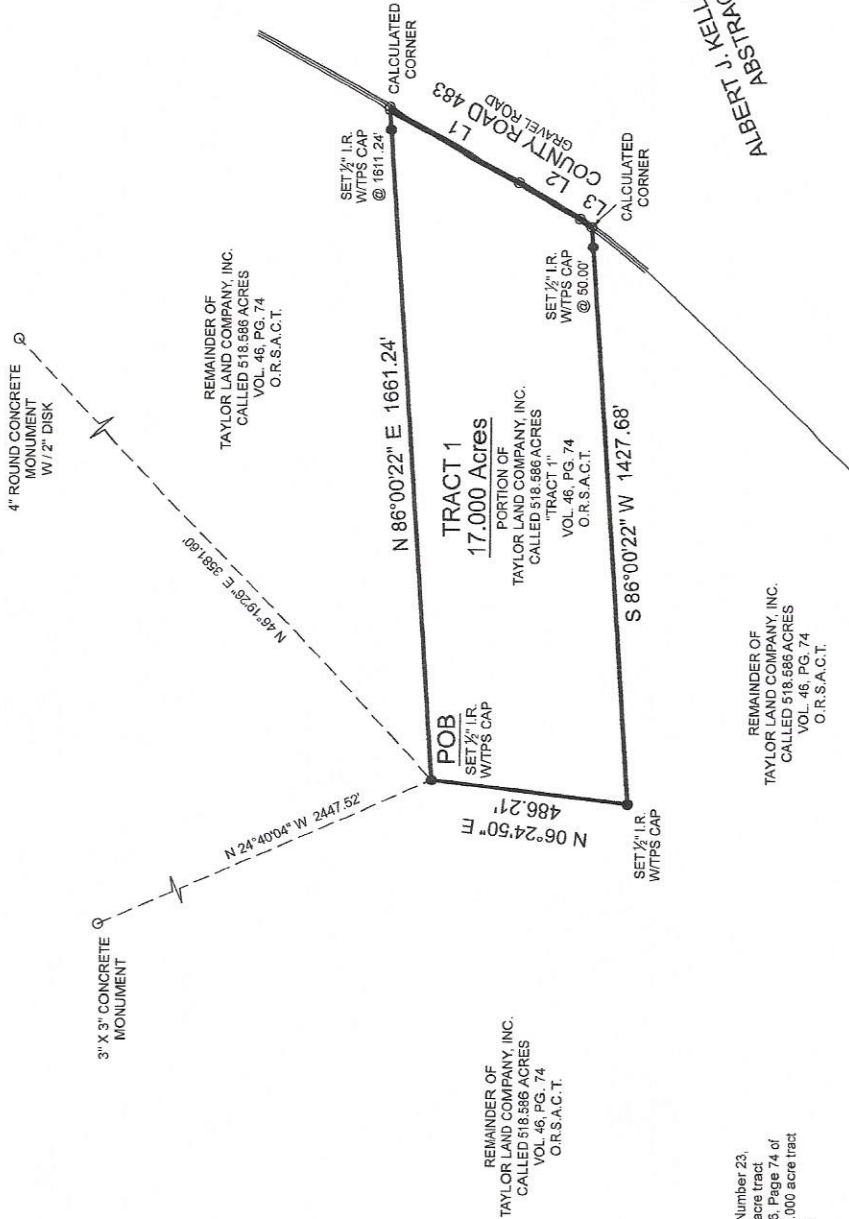




**SYMBOL LEGEND**

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Find Iron Rod

LINE	BEARING	DISTANCE
L1	S 24°19'00" W	352.47
L2	S 30°45'17" W	352.47
L3	S 33°17'23" W	355.49



**BOUNDARY SURVEY**

BEING a 17,000 acre tract situated in the Albert J. Kellogg Survey, Abstract Number 23, San Augustine County, Texas, being a portion of that certain called 518,586 acre tract described in instrument to Taylor Land Company, Inc., recorded in Volume 46, Page 74 of the Official Records of San Augustine County, Texas (O.R.S.A.C.T.), said 17,000 acre tract being more particularly described by attached metes and bounds description.

**General Notes:**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract the and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 4811830200A having an effective date 8/1/1988.  
 Job No.: U27-28, 17,000AC, TR1  
 Scale: 1" = 300'  
 Date: 01-11-2021  
 Drawn By: DVB  
 Field Crew: JM  
 Revised:

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

Purchaser: United Country Land And Timber  
 Address: County Road 483, Broadus, TX 75929  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_ A: 23  
 Survey: Albert J. Kellogg  
 Area: 17,000 Acres  
 Subdivision: \_\_\_\_\_  
 Cabinet: \_\_\_\_\_ Sheet: \_\_\_\_\_  
 County: San Augustine County, Texas

**TEXAS**  
 PROFESSIONAL SURVEYING, LLC  
 3033 N. FRAZIER STREET - CONROE, TX 77383  
 PH (936) 756-7447 - FAX (936) 756-7448  
 WWW.SURVEYINGTXAS.COM  
 FIRM REGISTRATION NO. 100634-00

I hereby certify that this survey was 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 Surveying



Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524

ALBERT J. KELLOGG SURVEY  
 ABSTRACT NO. 23

REGISTERED PROFESSIONAL LAND SURVEYOR



# 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**  
**TRACT 1**  
**17.000 ACRES**  
**IN THE ALBERT J. KELLOGG SURVEY, ABSTRACT NUMBER 23**  
**SAN AUGUSTINE COUNTY, TEXAS**

BEING a 17.000 acre tract situated in the Albert J. Kellogg Survey, Abstract Number 23, San Augustine County, Texas, being a portion of that certain called 518.586 acre tract described in instrument to Taylor Land Company, Inc., recorded in Volume 46, Page 74 of the Official Records of San Augustine County, Texas (O.R.S.A.C.T.), said 17.000 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 for the northwesterly corner of the herein described 17.000 acre tract, from which a 4 inch round concrete monument with 2 inch disk found in the apparent common line of said Kellogg Survey and the W. Coats Survey, Abstract Number 10, for the apparent southeasterly corner of those certain tracts described in instrument to Michael J. Chadwick and Gaylan M. Chadwick, recorded in Volume 344, Page 309, O.R.S.A.C.T., bears North 46°19'26" East, 3581.60 feet, and a 3 inch by 3 inch concrete monument found in the apparent common line between said Kellogg Survey and said Coats Survey bears North 24°40'04" West, 2447.52 feet;

THENCE severing, and over and across said 518.586 acre tract, the following six (6) courses and distances:

- 1) North 86°00'22" East, at a distance of 1611.24 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of County Road 483 (C.R. 483), for reference, in all, a total distance of 1661.24 feet, to a calculated point for corner;
- 2) South 28°59'00" West, 365.44 feet, with the approximate centerline of said C.R. 483, to a calculated point for corner;
- 3) South 30°45'17" West, 175.47 feet, continuing with the approximate centerline of said C.R. 483, to a calculated point for corner;
- 4) South 35°17'29" West, 35.49 feet, continuing with the approximate centerline of said C.R. 483, to a calculated point for the southeasterly corner of the herein described 17.000 acre tract;
- 5) South 86°00'22" West, at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said C.R. 483 for reference, in all, a total distance of 1427.68 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;

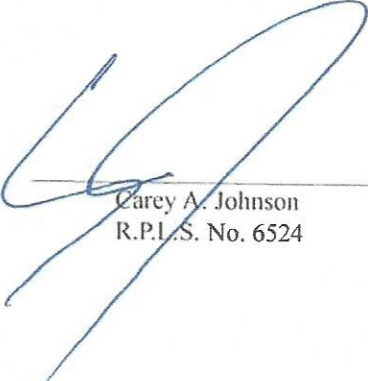
6) North 06°24'50" East, 486.21 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 17.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 11, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number U27-28.

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).

January 27, 2021  
Date



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