

**MORTGAGE LOAN SURVEY
FOR
B&B LAND SOLUTIONS, LLC**

I, R.F. (Rick) Freeman, Registered Professional Land Surveyor, do hereby certify that the attached plat is a true and correct plat showing all that certain tract of land described as follows, to-wit:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being (1) a part or portion of that certain 61.093 acre tract described in a deed from Glynn Durham to Ronny Johnston et ux dated November 12, 1993 and recorded in Volume 943 on Page 518 of the Deed Records of Angelina County, Texas, (2) all of that certain 23.851 acre tract described in a deed from Karen Lynn Mills Harden to Ronny Johnston et ux dated February 18, 2000 and recorded in Volume 1252 on Page 501 of the Deed Records of Angelina County, Texas, (3) a part or portion of that certain 27.44 acre tract described in a deed from Merwin Roberts, Jr. et al to Ronny Johnston et ux dated January 6, 2003 and recorded in Volume 1691 on Page 46 of the Deed Records of Angelina County, Texas, (4) a part or portion of that certain 24.00 acre tract described in a deed from Michael E. Shelfo et al to Ronny Johnston et al dated June 27, 2003 and recorded in Volume 1793 on Page 114 of the Deed Records of Angelina County, Texas, (5) a part or portion of Lot 2 of Johnston's FM 2251 Subdivision, a subdivision of record in Cabinet F on Slide 56-A of the Map and Plat Records of Angelina County, Texas, and (6) all of that certain 0.129 acre tract described in a deed from the City of Lufkin, Texas to Ronny Johnston et ux dated June 21, 1996 and recorded in Volume 1068 on Page 790 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of the aforesaid referred to 27.44 acre tract and the Northeast corner of that certain 10.491 acre tract described in a deed from Isaias Santoyo et ux to Juan A. Sandoval et al dated May 8, 2023 and recorded in Document No. 2023-433872 of the Deed Records of Angelina County, Texas, a ½" rod found for corner, said corner witnessed by a fence corner bearing N 13° W 0.8 feet;

THENCE S 86° 19' 03" W with the South boundary line of the said 27.44 acre tract and the North boundary line of the said 10.491 acre tract, at 1042.89 feet the Southernmost Southwest corner of the said 27.44 acre tract and the Southeast corner of that certain 1.400 acre tract described in a deed from Don J. Harris to Isidro E. Muro et al dated March 17, 2014 and recorded in Document No. 2014-00315230 of the Deed Records of Angelina County, Texas, a ½" pipe set for corner, said corner witnessed by a t-post bearing N 20° W 0.8 feet, a fence corner bearing N 56° E 1.1 feet and a 5/8" rod found for the Northwest corner of the said 10.491 acre tract and the Southwest corner of the said 1.400 acre tract bearing S 86° 23' 32" W 290.29 feet;

THENCE N 00° 04' 50" W with the Southernmost West boundary line of the said 27.44 acre tract and the East boundary line of the said 1.400 acre tract, at 187.72 feet an interior ell corner of the said 27.44 acre tract, the Northeast corner of the said 1.400 acre tract and the Southeast corner of that certain 2.78 acre tract described in a deed from Ronny Johnston et al to Christopher Ryan Rhodes et ux dated August 28, 2023 and recorded in Document No. 2023-00437642 of the Deed Records of Angelina County, Texas (said 2.78 acre tract being out of the said 27.44 acre tract), a ½" rod found for corner, said corner witnessed by a fence corner bearing N 50° E 0.9 feet;

THENCE N 36° 36' 45" W severing the said 27.44 acre tract and with the Northeast boundary line of the said 2.78 acre tract, at 403.43 feet an interior ell corner of the said 27.44 acre tract, the Northeast corner of the said 2.78 acre tract and the Westernmost Southeast corner of the aforesaid 61.093 acre tract, a ½" rod (leaning) found for corner;

THENCE S 88° 09' 31" W with the Westernmost South boundary line of the said 61.093 acre tract and the North boundary line of the said 2.78 acre tract, at 375.68 feet the Southwest corner of the said 61.093 acre tract and the Northwest corner of the said 2.78 acre tract in the curving Northeast right-of-way line of F.M. Highway No. 2251 (100 feet wide right-of-way), a point for corner, said corner witnessed by a ½" pipe (leaning) bearing S 88° 09' 31" W 0.77 feet;

THENCE three calls with the Southwest boundary line of the said 61.093 acre tract and the Northeast right-of-way line of F.M. Highway No. 2251 as follows:

- (1) Northwesterly with the said curve (to the left) (Central Angle = 10° 16' 15", Radius = 1195.92 feet and Long Chord Bearing and Distance = N 52° 18' 05" W 214.09 feet), at 214.38 feet the end of said curve, a right-of-way monument found for corner;
- (2) N 57° 25' 32" W, at 628.81 feet the beginning of a curve to the right, a right-of-way monument (broken) found for corner;
- (3) Northwesterly with the said curve to the right (Central Angle = 10° 53' 15", Radius = 904.43 feet and Long Chord Bearing and Distance = N 51° 51' 59" W 171.61 feet), at 171.86 feet the South corner of that certain 0.049 acre tract described in a deed from Ronny Johnston et ux to the City of Lufkin, Texas dated June 21, 1996 and recorded in Volume 1068 on Page 794 of the Deed Records of Angelina County, Texas (said 0.049 acre tract being out of the aforesaid 61.093 acre tract), a ½" rod found for corner, said corner witnessed by a fence corner bearing N 10° W 0.8 feet;

THENCE N 48° 33' 20" E severing the said 61.093 acre tract and with the Southeast boundary of the said 0.049 acre tract, at 76.32 feet the East corner of the said 0.049 acre tract, a ½" rod found for corner, said corner witnessed by a fence corner bearing S 81° W 1.0 feet;

THENCE N 43° 50' 08" W in part with the Northeast boundary line of the said 0.049 acre tract, then with the Easternmost Southwest boundary line of that certain 0.129 acre tract described in a deed from the City of Lufkin, Texas to Ronny Johnston et ux dated June 21, 1996 and recorded in Volume 1068 on Page 790 of the Deed Records of Angelina County, Texas and severing that certain 0.2296 acre tract described in a deed from Glynn Durham to the City of Lufkin, Texas dated July 20, 1966 and recorded in Volume 323 on Page 632 of the Deed Records of Angelina County, Texas (said 0.129 acre tract being out of the said 0.2296 acre tract), at 28.38 feet pass on line a ½" rod found for the North corner of the said 0.049 acre tract and the Easternmost South corner of the said 0.129 acre tract in the Southeast boundary line of the said 0.2296 acre tract, at 87.40 feet an interior ell corner of the said 0.129 acre tract, a ½" rod found for corner;

THENCE S 46° 26' 23" W still severing the said 0.2296 acre tract and with the Westernmost Southeast boundary line of the said 0.129 acre tract, at 76.11 feet the Westernmost South corner of the said 0.129 acre tract in the Southwest boundary line of the said 0.2296 acre tract and the curving Northeast right-of-way line of F.M. Highway No. 2251, a 6" wood fence post found for corner;

THENCE two calls with the Southwest boundary line of the said 61.093 acre tract and the Northeast right-of-way line of F.M. Highway No. 2251 and in part with the Westernmost Southwest boundary line of the said 0.129 acre tract as follows:

- (1) Northwesterly with the said curve (to the right) (Central Angle = 07° 00' 21", Radius = 904.43 feet and Long Chord Bearing and Distance = N 37° 33' 34" W 110.52 feet), at 110.59 feet the end of said curve, a right-of-way monument found for corner;
- (2) N 34° 14' 33" W, at 638.16 feet the Northwest corner of the said 61.093 acre tract and the Southwest corner of Johnston's FM 2251 Subdivision, a subdivision of record in Cabinet F on Slide 56-A of the Map and Plat Records of Angelina County, Texas, a ½" rod found for corner, said corner witnessed by a fence corner bearing N 69° E 0.8 feet;

THENCE N 86° 27' 26" E with the North boundary line of the said 61.093 acre tract and the South boundary line of the said Johnston's FM 2251 Subdivision, at 971.88 feet a ½" pipe found for corner;

THENCE N 03° 50' 49" W severing the said Johnston's FM 2251 Subdivision, at 812.42 feet intersect the North boundary line of the said Johnston's FM 2251 Subdivision and the South boundary line of that certain 37.15 acre tract described as Tract Four in a deed from Billie Reynolds to Thomas Benton Reynolds, Jr. et al dated March 6, 2014 and recorded in Document No. 2014-00315099 of the Deed Records of Angelina County, Texas, a ½" pipe found for corner, said corner witnessed by a ½" rod found for the Northwest corner of the said Johnston's FM 2251 Subdivision and the Southwest corner of the said 37.15 acre tract bearing S 86° 51' 45" W 1455.25 feet;

THENCE N 86° 51' 45" E with the North boundary line of the said Johnston's FM 2251 Subdivision and the South boundary line of the said 37.15 acre tract, at 625.20 feet the Northeast corner of the said Johnston's FM 2251 Subdivision and the Southeast corner of the said 37.15 acre tract in the West boundary line of the aforesaid 23.851 acre tract, a 6" fence post found for corner;

THENCE N 03° 51' 52" W with the Southernmost West boundary line of the said 23.851 acre tract and the East boundary line of the said 37.15 acre tract, at 58.58 feet the Westernmost Northwest corner of the said 23.851 acre tract and the Southwest corner of that certain 26.50 acre tract described in a deed from Arik Ashby Modisette et al to Shelby Dyan Dickerson et al dated August 16, 2023 and recorded in Document No. 2023-00437302 of the Deed Records of Angelina County, Texas, a ½" rod found for corner, said corner witnessed by a fence corner bearing S 23° E 0.6 feet;

THENCE N 86° 06' 55" E with the Westernmost North boundary line of the said 23.851 acre tract and the South boundary line of the said 26.50 acre tract, at 777.66 feet an interior ell corner of the said 23.851 acre tract and the Southeast corner of the said 26.50 acre tract, a ½" pipe found for corner, said corner witnessed by a fence corner bearing S 54° E 0.4 feet;

THENCE N 03° 32' 22" W with the Northernmost West boundary line of the said 23.851 acre tract and the East boundary line of the said 26.50 acre tract, at 83.34 feet the Easternmost Northwest corner of the said 23.851 acre tract and the Southwest corner of that certain 4.587 acre tract described in a deed from Mario Orozco to Ana Pedroza Flores et al dated October 14, 2021 and recorded in Document No. 2021-00413286 of the Deed Records of Angelina County, Texas, a ½" pipe found for corner, said corner witnessed by a fence corner bearing S 47° E 0.4 feet;

THENCE N 86° 23' 38" E with the Easternmost North boundary line of the said 23.851 acre tract and the South boundary line of the said 4.587 acre tract, at 383.34 feet the Northeast corner of the said 23.851 acre tract and the Southeast corner of the said 4.587 acre tract in the West boundary line of the aforesaid 24.00 acre tract, a ½" pipe found for corner, said corner witnessed by a fence corner bearing N 61° E 0.4 feet;

THENCE N 03° 23' 59" W with the West boundary line of the said 24.00 acre tract and with the East boundary line of the said 4.587 acre tract, at 511.28 feet the Southwest corner of that certain 12.37 acre tract described in a deed from Ronny Johnston et ux to Alton Persons dated February 7, 2011 and recorded in Document No. 2011-00276935 of the Deed Records of Angelina County, Texas (said 12.37 acre tract being out of the said 24.00 acre tract), a ½" rod found for corner, said corner witnessed by a fence corner bearing S 26° W 1.2 feet and a ½" rod found for the Northeast corner of the said 4.587 acre tract bearing N 03° 23' 59" W 8.50 feet;

THENCE S 81° 32' 11" E severing the said 24.00 acre tract and with the South boundary line of the said 12.37 acre tract, at 398.50 feet the Southeast corner of the said 12.37 acre tract in the East boundary line of the said 24.00 acre tract and the West boundary line of that certain 0.946 acre tract described in a deed from Robert Shelton to Carlos Alday et ux dated June 19, 2006 and recorded in Document No. 2006-00215038 of the Deed Records of Angelina County, Texas, a ½" rod found for corner;

THENCE S 03° 23' 16" E with the East boundary line of the said 24.00 acre tract and in part with the West boundary line of the said 0.946 acre tract and the Northernmost West boundary line of that certain 74.34 acre tract described in a deed from John R. Winston, III Family Corporation to Bellaco, LLC dated October 5, 2023 and recorded in Document No. 2023-00439073 of the Deed Records of Angelina County, Texas, at 1.09 feet pass on line a concrete monument found for the Southwest corner of the said 0.946 acre tract and the Northernmost Northwest corner of the said 74.34 acre tract, at 1393.40 feet the Southeast corner of the said 24.00 acre tract and an interior ell corner of the said 74.34 acre tract, a concrete monument found for corner, said corner witnessed by a fence corner bearing N 87° W 0.7 feet;

THENCE S 87° 17' 31" W with the South boundary line of the said 24.00 acre tract and the Southernmost North boundary line of the said 74.34 acre tract, at 267.32 feet the Northeast corner of the aforesaid 61.093 acre tract and the Southernmost Northwest corner of the said 74.34 acre tract, a concrete monument found for corner at a fence corner;

THENCE S 03° 18' 49" E with the East boundary line of the said 61.093 acre tract and the Southernmost West boundary line of the said 74.34 acre tract, at 961.75 feet the Easternmost Southeast corner of the said 61.093 acre tract and the Northeast corner of the aforesaid 27.44 acre tract, a ½" pipe found for corner, said corner witnessed by a fence corner bearing S 19° W 0.9 feet;

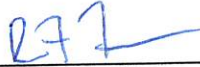
THENCE S 03° 21' 00" E with the East boundary line of the said 27.44 acre tract, at 897.00 feet the point and place of beginning and containing 133.98 acres of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD 83

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying




R.F. (Rick) Freeman (signature in blue ink)
Registered Professional Land Surveyor No. 4202
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
936-634-5528
February 14, 2024

SEE ATTACHED PLAT