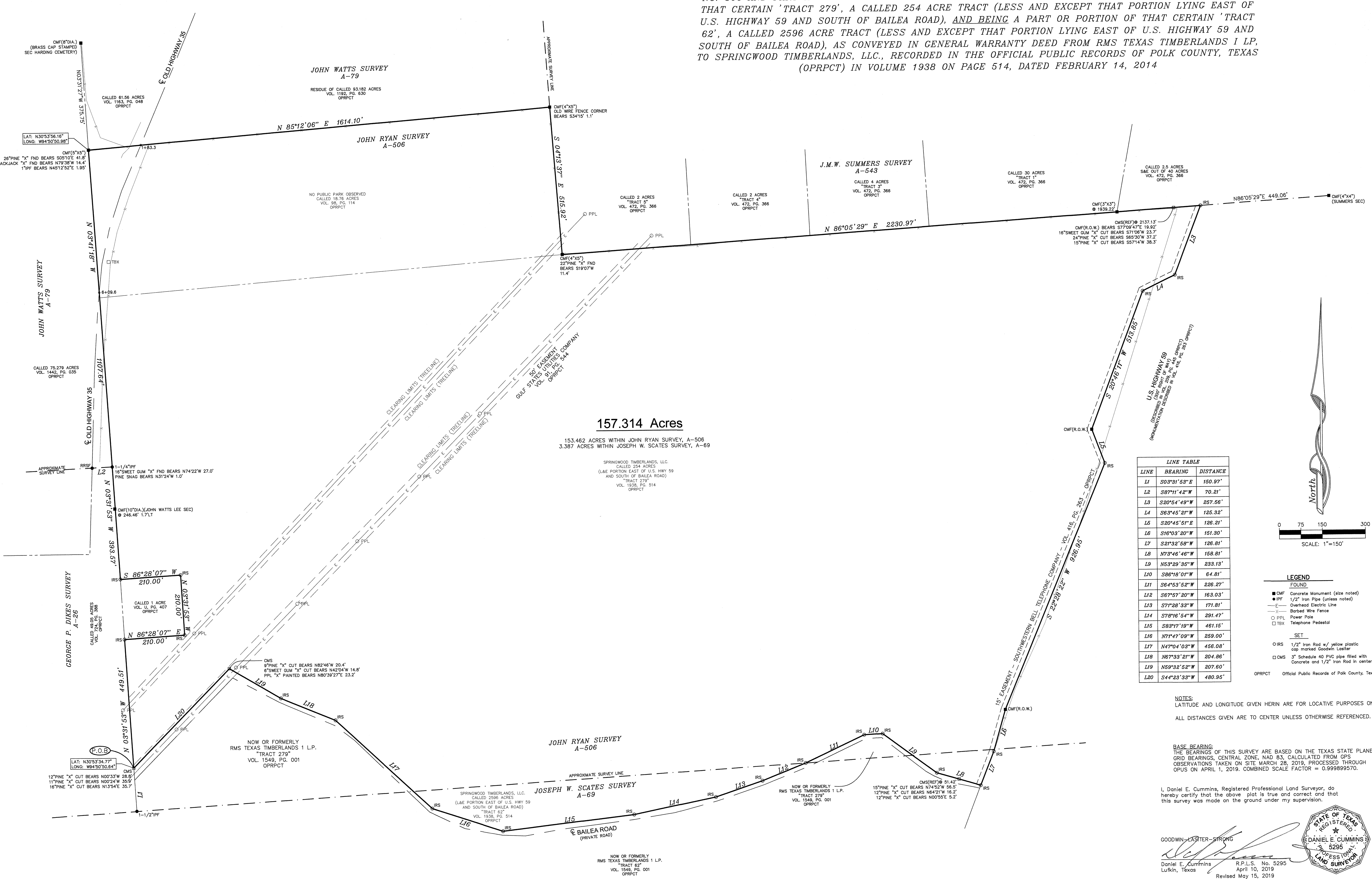


# JOHN RYAN SURVEY, A-506 & JOSEPH W. SCATES SURVEY, A-69

## POLK COUNTY, TEXAS

PLAT SHOWING A SURVEY OF 157.314 ACRES, BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN POLK COUNTY, TEXAS, BEING LOCATED PART IN THE JOHN RYAN SURVEY, ABSTRACT NO. 506 AND PART IN THE JOSEPH W. SCATES SURVEY, ABSTRACT NO. 69, BEING A PART OR PORTION OF THAT CERTAIN 'TRACT 279', A CALLED 254 ACRE TRACT (LESS AND EXCEPT THAT PORTION LYING EAST OF U.S. HIGHWAY 59 AND SOUTH OF BAILEA ROAD), AND BEING A PART OR PORTION OF THAT CERTAIN 'TRACT 62', A CALLED 2596 ACRE TRACT (LESS AND EXCEPT THAT PORTION LYING EAST OF U.S. HIGHWAY 59 AND SOUTH OF BAILEA ROAD), AS CONVEYED IN GENERAL WARRANTY DEED FROM RMS TEXAS TIMBERLANDS I LP, TO SPRINGWOOD TIMBERLANDS, LLC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (OPRCT) IN VOLUME 1938 ON PAGE 514, DATED FEBRUARY 14, 2014



**157.314 Acres**

153.462 ACRES WITHIN JOHN RYAN SURVEY, A-506  
3.387 ACRES WITHIN JOSEPH W. SCATES SURVEY, A-69

SPRINGWOOD TIMBERLANDS, LLC  
CALLED 254 ACRES  
(L&E PORTION EAST OF U.S. HWY 59  
AND SOUTH OF BAILEA ROAD)  
TRACT 279  
VOL. 1938, PG. 514  
OPRCT

LINE	BEARING	DISTANCE
L1	S03°31'53"E	150.97'
L2	S87°11'42"W	70.21'
L3	S20°54'49"W	257.56'
L4	S63°45'21"W	125.32'
L5	S20°45'51"E	126.21'
L6	S16°03'20"W	151.30'
L7	S27°32'58"W	128.81'
L8	N73°46'46"W	158.81'
L9	N53°29'35"W	233.13'
L10	S86°18'01"W	64.81'
L11	S84°53'52"W	226.27'
L12	S67°57'20"W	163.03'
L13	S71°28'33"W	171.81'
L14	S78°16'54"W	291.47'
L15	S83°17'19"W	461.15'
L16	N77°47'09"W	259.00'
L17	N47°04'03"W	456.08'
L18	N67°33'21"W	204.86'
L19	N59°32'52"W	207.60'
L20	S44°23'33"W	480.95'

North

SCALE: 1"=150'

**LEGEND**

**FOUND**

- C/M Concrete Monument (size noted)
- I/P 1/2" Iron Pipe (unless noted)
- E Overhead Electric Line
- BWF Barbed Wire Fence
- P/P Power Pole
- T/B Telephone Pedestal

**SET**

- I/R 1/2" Iron Rod w/ yellow plastic cap marked Goodwin-Lastier
- C/M 3" Schedule 40 PVC pipe filled with Concrete and 1/2" Iron Rod in center

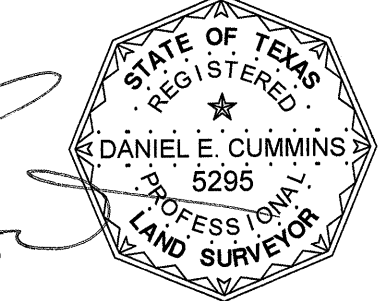
OPRCT Official Public Records of Polk County, Texas

**NOTES**  
LATITUDE AND LONGITUDE GIVEN HEREIN ARE FOR LOCATIVE PURPOSES ONLY.  
ALL DISTANCES GIVEN ARE TO CENTER UNLESS OTHERWISE REFERENCED.

**BASE BEARING:**  
THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, CALCULATED FROM GPS OBSERVATIONS TAKEN ON SITE MARCH 28, 2019, PROCESSED THROUGH OPUS ON APRIL 1, 2019. COMBINED SCALE FACTOR = 0.999999570.

I, Daniel E. Cummins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

GOODWIN-LASTER-STRONG  
*Daniel E. Cummins*  
Daniel E. Cummins R.P.L.S. No. 5295  
Lufkin, Texas April 10, 2019  
Revised May 15, 2019



See Attached Field Notes

NO.	DATE	REVISIONS
1	5-15-19	TO REFLECT TITLE COMMITMENT

NATIONAL INSURANCE TITLE CO.  
FILE NO. 201947050

ISSUED: 5/16/19  
APPROVED BY: WEB

TBPLS FIRM REGISTRATION: #1010800

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4077 CROSS PINE DR., STE. 100 - BEATON, TEXAS 77802 - (979) 755-7500

**GLS**

**GOODWIN-LASTER-STRONG**  
ENGINEERING ARCHITECTURE INTERIOR DESIGN SURVEYING

**BOUNDARY SURVEY**  
**157.314 ACRE TRACT**  
**JOHN RYAN SURVEY, A-506 & JOSEPH W. SCATES SURVEY, A-69**  
**POLK COUNTY, TEXAS**

CONTRACT NO. 254729  
SHEET NO.