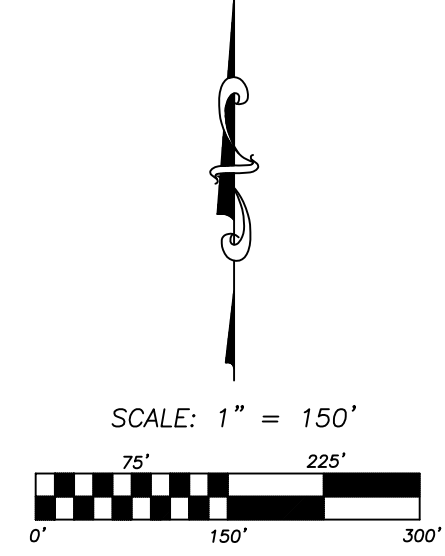


Line #	Direction	Length
L1	S 88°33'32" E	22.55'
L2	N 70°20'49" E	44.33'
L3	S 41°21'35" E	118.74'
L4	S 42°32'23" E	50.59'
L5	S 11°41'13" E	69.08'
L6	S 11°56'14" E	50.94'
L7	N 31°54'00" E	22.15'
L8	S 77°06'06" E	11.12'
L9	S 44°30'40" E	46.43'
L10	S 14°14'46" E	89.98'
L11	N 76°22'21" E	54.51'
L12	N 71°58'29" E	20.29'
L13	N 27°06'00" E	93.19'
L14	N 28°58'53" W	56.39'
L15	N 05°34'38" W	17.06'
L16	S 79°21'06" E	87.91'
L17	S 25°40'50" E	53.43'
L18	S 14°57'42" W	64.09'
L19	S 07°24'25" E	47.92'
L20	S 72°15'40" E	49.43'
L21	S 42°13'59" E	222.95'
L22	S 14°31'15" E	81.89'
L23	S 73°29'44" E	65.73'
L24	N 69°32'27" E	21.88'
L25	S 77°13'26" E	150.00'
L26	N 58°28'18" E	112.66'
L27	S 81°58'33" E	100.50'
L28	N 18°29'32" E	56.18'
L29	N 85°52'04" E	54.15'



FIELD NOTE DESCRIPTION: 52.72 Acres

BEING a 52.72-acre tract of land (designated Tract One) lying in the B.B.B. & C.R.R. Co. SURVEY, Abstract Number 110, Tyler County, Texas, being the same called 50-acre tract of land (designated MO 2085) as described in an instrument to New Waverly Ventures, LTD. Co., of record in Volume 928 on Page 479 of the Official Public Records of Tyler County, Texas, said 52.72 acres being more particularly described as follows:

BEGINNING at a 2" pipe found in the east line of that certain called 105.43-acre tract of land (designated Tract Tyl-29) described in an instrument to Crown Pine Timber 1, L.P., of record in Volume 902 on Page 666 of said Official Public Records, for the northwest corner of that certain called 30-acre tract of land described in an instrument to D V Waldrep, of record in Volume 456 on Page 351 of the Deed Records of Tyler County, Texas, and the southwest corner of the herein described tract;

THENCE N 03°44'09" W (called N 02°59'56" W), along the east line of said 105.43-acre tract and the west line of the herein described tract, a distance of 450.81 feet (called 453.82 feet) to a 4" x 4" concrete monument found for the southeast corner of the JOSHUA COLLINS SURVEY, Abstract No. 185, the southeast corner of that certain called 59.795 acre tract of land described in an instrument to Jerome F. Peters, of record in Volume 843 on Page 58 of said Official Public Records, an interior corner of said Abstract No. 110, the northeast corner of said 105.43 acre tract and an angle point in the west line of the herein described tract;

THENCE N 03°28'38" W (called NORTH), along the east line of Abstract No. 185, the east line of said 59.795-acre tract, a westerly line of Abstract No. 110 and the west line of the herein described tract, passing at 1,876.69 feet a capped rod ("RPLS 4800") found for reference, and continuing for a total distance of 1,887.15 feet to a point in the south bank of Mill Creek for the northwest corner of the herein described tract;

THENCE the following 28 courses and distances along the meanders of the south bank of Mill Creek:

- | | |
|--|---|
| 1. S 88°33'32" E, a distance of 22.55 feet; | 15. N 05°34'38" W, a distance of 17.06 feet; |
| 2. N 70°20'49" E, a distance of 44.33 feet; | 16. S 79°21'06" E, a distance of 87.91 feet; |
| 3. S 41°21'35" E, a distance of 118.74 feet; | 17. S 25°40'50" E, a distance of 53.43 feet; |
| 4. S 42°32'23" E, a distance of 50.59 feet; | 18. S 14°57'42" W, a distance of 64.09 feet; |
| 5. S 11°41'13" E, a distance of 69.08 feet; | 19. S 07°24'25" E, a distance of 47.92 feet; |
| 6. S 71°56'14" E, a distance of 50.94 feet; | 20. S 72°15'40" E, a distance of 49.43 feet; |
| 7. N 31°54'00" E, a distance of 22.15 feet; | 21. S 42°13'59" E, a distance of 222.95 feet; |
| 8. S 77°06'06" E, a distance of 11.12 feet; | 22. S 14°31'15" E, a distance of 81.89 feet; |
| 9. S 44°30'40" E, a distance of 46.43 feet; | 23. S 73°29'44" E, a distance of 65.73 feet; |
| 10. S 14°14'46" E, a distance of 89.98 feet; | 24. N 69°32'27" E, a distance of 21.88 feet; |
| 11. N 76°22'21" E, a distance of 54.51 feet; | 25. S 77°13'26" E, a distance of 150.00 feet; |
| 12. N 71°58'29" E, a distance of 20.29 feet; | 26. N 58°28'18" E, a distance of 112.66 feet; |
| 13. N 27°06'00" E, a distance of 93.19 feet; | 27. S 81°58'33" E, a distance of 100.50 feet; |
| 14. N 28°58'53" W, a distance of 56.39 feet; | 28. N 18°29'32" E, a distance of 56.18 feet; |

THENCE N 85°52'04" E, along the south bank of Mill Creek and the north line of the herein described tract, a distance of 54.15 feet to a 3" pinched-top pipe found on the south bank of Mill Creek, the west line of the JAMES WHEAT SURVEY, Abstract No. 669 and the east line of Abstract No. 110, for the northwest corner of that certain called 6.32-acre tract of land described in an instrument to Zbigniew & Morris Jakubowski, of record in Volume 736 on Page 800 of said Deed Records, and the northeast corner of the herein described tract;

THENCE, S 03°49'57" E (called SOUTH), along the west line of Abstract No. 669, the east line of Abstract No. 110 and the east line of the herein described tract, passing at 612.49 feet a 1" pipe found for the southwest corner of said Jakubowski Tract and the northwest corner of a called 6.334 acre tract to Steve & Sue Taylor (V 908, P 533, OPRTCT), passing at 1,115.12 feet a capped iron rod ("RPLS 5217") found for the southwest corner of said Taylor Tract and the northwest corner of a called 6.32 acre tract to Dale Sellers (V 439, P 319, DRCT), and continuing for a total distance of 1,753.29 feet (called 626 varas) to a capped iron rod ("ACCESS SURVEYORS") set for the northeast corner of said 30 acre tract and the southeast corner of the herein described tract; from which a concrete monument found at the common corner for Abstracts 110, 117, 212 & 669 and the southeast corner of said 30 acre tract, bears S 03°50'47" E, a distance of 1,092.56 feet;

THENCE S 86°15'51" W (called WEST), along the north line of said 30 acre tract and the south line of the herein described tract, a distance of 1,192.09 feet (called 430 varas) to the POINT AND PLACE OF BEGINNING, containing 52.72 acres of land, more or less.

JOSHUA COLLINS SURVEY
Abstract No. 185

Jerome F. Peters
Called 59.795 Acres
V 843, P 56, OPRTCT

B.B.B. & C.R.R. Co. SURVEY
Abstract No. 110

B.B.B. & C.R.R. Co. SURVEY
Abstract No. 110

Crown Pine Timber 1, L.P.
Tract Tyl-29
Called 105.43 Acres
V 902, P 666, DRCTCT

20' Wide Electric Easement
Shown on Exhibit "A" in
V 1124, P 477, OPRTCT

TRACT TWO:
Variable Width Road Easement
See V 1124, P 477, OPRTCT
for Description of Easement

P.O.B.
Found 2" Pipe

B.B.B. & C.R.R. Co. SURVEY
Abstract No. 110

JOHN DENKELAKER SURVEY
Abstract No. 212

JAMES WHEAT SURVEY
Abstract No. 669

B.B.B. & C.R.R. Co. SURVEY
Abstract No. 117

GENERAL NOTES:

- This survey was completed to reflect the title commitment issued by Commonwealth Land Title Insurance Company on February 26, 2016 (GF Number 201642004).
- All bearings referenced hereon are based on the NAD83 Texas State Plane Coordinate System, Texas Central Zone (4203).
- A portion of the property was under standing water at the time of this survey, apparently due to beaver damming of small streams that exist upon the property (not all streams are shown hereon).
- This section of Mill Creek does not appear to meet the State of Texas definition of a navigable waterway, but, per the original deeds, the north line of the subject property runs along the south bank of Mill Creek (also called Beech Creek in apparent error).
- According to FEMA's Flood Insurance Rate Map No. 48457C0475C, dated April 04, 2011, the subject property appears to be located in Flood Zones "X" and "A." The location of the flood zone lines shown hereon are only approximate and based on scaled FEMA maps only, and Access Surveyors does not warrant nor subscribe to the accuracy of said maps.
- 1 vara is equal to 2.77778 feet.

Survey of 52.72 Acres of Land
Out of and a Part of the
B.B.B. & C.R.R. Co. SURVEY
Abstract No. 110, Woodville, Tyler County, Texas

Prepared for: David Garcia and Angie Garcia

Being the Same Called 50 Acres (MO 2085) Described in an Instrument to New Waverly Ventures, LTD. Co., Recorded in V 928, P 479, OPRTCT

Plat Sheet Size: 22" X 34"

Surveyor's Certification

I, Joe A. Mattox, Texas Registered Professional Land Surveyor No. 5535, do hereby certify that I have made a survey on the ground of the property legally described hereon, that the survey is correct, and that there are no discrepancies or conflicts, shortages in boundaries, intrusions, protrusions, or overlapping of improvements, or visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated public roadway, unless otherwise shown hereon.

Survey Dated: March 08, 2016.



Joe A. Mattox
Registered Professional Land Surveyor No. 5535

