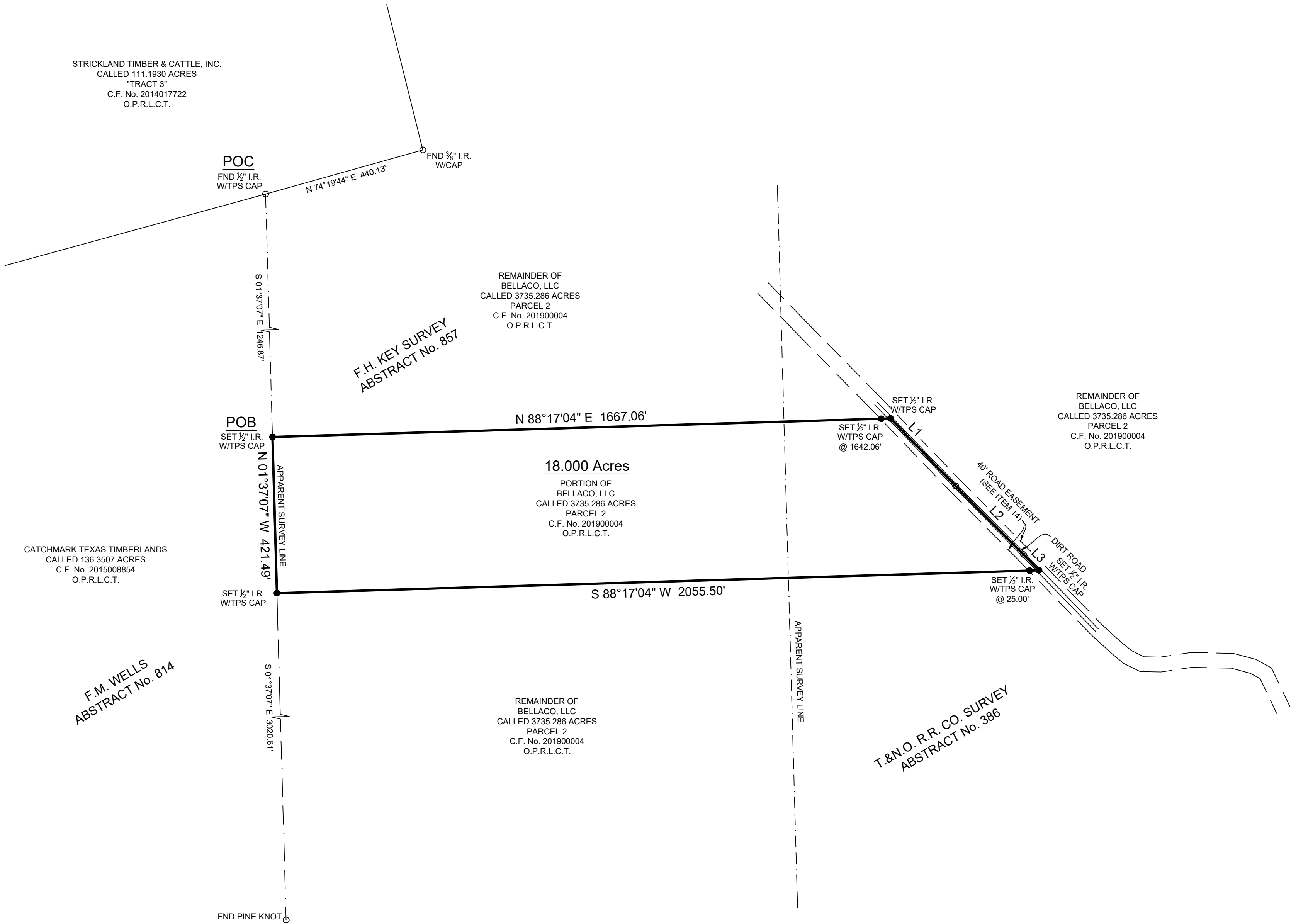




LINE	BEARING	DISTANCE
L1	S 43°55'35" E	137.31'
L2	S 44°44'41" E	260.19'
L3	S 44°11'39" E	59.62'

- SYMBOL LEGEND**
- P - Overhead Power Line
  - C - Guy Wire
  - // - Wood Fence
  - XXX - Wrought Iron Fence
  - XX - Chainlink Fence
  - X - Wire Fence
  - \* - Fire Hydrant
  - ● - Power Pole
  - □ - Telephone Pedestal
  - ⊕ - Water Valve
  - ⊗ - Water Meter
  - ● - Set Iron Rod w/TPS Cap
  - ○ - Fnd Iron Rod

STRICKLAND TIMBER & CATTLE, INC.  
 CALLED 111.1930 ACRES  
 "TRACT 3"  
 C.F. No. 2014017722  
 O.P.R.L.C.T.



Surveyor has relied on information provided by:  
 First American Title Guaranty Company  
 G.F. No. 2021039874-CP  
 Effective date: February 22, 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. to Sinclair Pipeline Company, per Vol. 424, Pg. 246, D.R.L.C.T. (Does not affect)
- 2) R.O.W. to Sinclair Pipeline Company, per Vol. 425, Pg. 395, D.R.L.C.T. (Does not affect)
- 3) Road Use Agreement to Lufkin Timber Partners, LP, per Vol. 1728, Pg. 288, assigned to Cook Forestry Products, LLC, per Vol. 1728, Pg. 295, both of the O.P.R.L.C.T. (deed is for Gates Road aka Still Meadow)
- 4) Agreement to Faith Forest Partners of Texas, Inc., per Vol. 1749, Pg. 621, O.P.R.L.C.T. (Does not affect)
- 5) Easement to West Texas LPG Pipeline Limited Partnership per C.F. No. 2008018081, O.P.R.L.C.T. (Does not affect)
- 6) Reciprocal Access Easement Agreement per C.F. No. 2014014745, O.P.R.L.C.T. & Corrected per C.F. No. 2018011322, O.P.R.L.C.T. (Does not affect)
- 7) Reciprocal Access Easement to Strickland Timber and Cattle, Inc., per C.F. No. 2014019806, O.P.R.L.C.T. (Does not affect)
- 8) Terms, conditions and stipulations of Access easement per C.F. No. 2015008853, O.P.R.L.C.T. (Does not affect)
- 9) Easements to Catchmark Texas Timberlands, LP, per C.F. No(s). 2015008855 and 2015008856, both of the O.P.R.L.C.T.
- 10) Reciprocal Access Easement Agreement per C.F. No. 2015008857, corrected in C.F. No. 2017003002, both of the O.P.R.L.C.T. (Deed is for Still Meadow Lane / provides access to property)
- 11) Reciprocal Access Easement Agreement per C.F. No. 2015008858, corrected in C.F. No. 2017003002, both of the O.P.R.L.C.T. (Deed is for Still Meadow Lane / provides access to property)
- 12) Reciprocal Access Easement Agreement per C.F. No. 2015009676, O.P.R.L.C.T. (Does not affect)
- 13) Reciprocal Access Easement Agreement per C.F. No. 2018003475, O.P.R.L.C.T. (Does not affect)
- 14) Easement to Gregory Ray Gindrat per C.F. No. 2021002625, O.P.R.L.C.T. (Does affect / shown hereon)

CATCHMARK TEXAS TIMBERLANDS  
 CALLED 136.3507 ACRES  
 C.F. No. 2015008854  
 O.P.R.L.C.T.

F.M. WELLS  
 ABSTRACT No. 814

REMAINDER OF  
 BELLACO, LLC  
 CALLED 3735.286 ACRES  
 PARCEL 2  
 C.F. No. 201900004  
 O.P.R.L.C.T.

18.000 Acres  
 PORTION OF  
 BELLACO, LLC  
 CALLED 3735.286 ACRES  
 PARCEL 2  
 C.F. No. 201900004  
 O.P.R.L.C.T.

REMAINDER OF  
 BELLACO, LLC  
 CALLED 3735.286 ACRES  
 PARCEL 2  
 C.F. No. 201900004  
 O.P.R.L.C.T.

T & N.O. R.R. CO. SURVEY  
 ABSTRACT No. 386

REMAINDER OF  
 BELLACO, LLC  
 CALLED 3735.286 ACRES  
 PARCEL 2  
 C.F. No. 201900004  
 O.P.R.L.C.T.

**BOUNDARY SURVEY**

BEING a 18.000 acre tract of land situated in the T. & N.O RR. Co Survey, Abstract Number 386, and the F.H. Key Survey, Abstract Number 857, Liberty County, Texas, being a portion of that certain called 3,735.286 acre tract described as "Parcel 2" in instrument to Bellaco, LLC., recorded under Clerk's File Number 201900004 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 18.000 acre tract being more particularly described by attached metes and bounds description.

General Notes:  
 1) This survey supercedes all other surveys prepared by Texas Professional Surveying, LLC.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48291 C0500D having an effective date 01/19/2018.  
 Job No.: H297-439  
 Scale: 1"=200'  
 Date: 04/06/2021  
 Drawn By: DVB  
 Field Crew: TC  
 Revised:

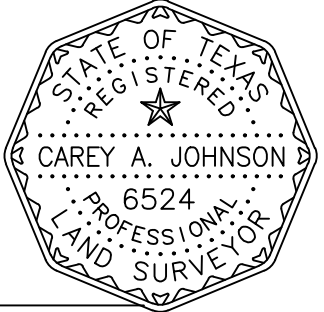
Purchaser: Emory Bragg  
 Address: Devers Tx, 77535  
 Lot: \_\_\_\_\_, Block: \_\_\_\_\_, Section: \_\_\_\_\_  
 Survey: T. & N.O. R.R. CO., A 386  
 Survey: F. H. Key, A 857  
 Area: 18.000 Acres  
 Subdivision: \_\_\_\_\_  
 Cabinet: \_\_\_\_\_, Sheet: \_\_\_\_\_, Records: \_\_\_\_\_  
 Revised: \_\_\_\_\_, Liberty County, Texas

3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936) 756-7447 - FAX (936) 756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

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

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 Surveying.

Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524





# 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

18.000 ACRES

### IN THE T. & N.O. RR. CO SURVEY, ABSTRACT NUMBER 386, AND THE F.H. KEY SURVEY, ABSTRACT NUMBER 857 LIBERTY COUNTY, TEXAS

BEING a 18.000 acre tract of land situated in the T. & N.O RR. Co Survey, Abstract Number 386, and the F.H. Key Survey, Abstract Number 857, Liberty County, Texas, being a portion of that certain called 3,735.286 acre tract described as "Parcel 2" in instrument to Bellaco, LLC., recorded under Clerk's File Number 201900004 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 18.000 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" found in that apparent common line between said Key Survey and the F.M. Wells Survey, Abstract Number 814, the southerly line of that certain called 111.1930 acre tract described as "Tract 3" in instrument to Strickland Timber & Cattle, Inc., recorded under Clerk's File Number 2014017722, O.P.R.L.C.T., for the common northerly corner of said 3,735.286 acre tract and that certain called 136.3507 acre tract described in instrument to Catchmark Texas Timberlands, recorded under Clerk's File Number 2015008854, O.P.R.L.C.T., from which a 3/8 inch iron rod with cap found for reference bears, North 74°19'44" East, 440.13 feet;

THENCE South 01°37'07" East, 1,246.87 feet, along the apparent common line between said Key Survey and said Wells Survey, with the common line between said 3,735.286 acre tract and said 136.3507 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 18.000 acre tract;

THENCE North 88°17'04" East, severing, over and across said 3,735.286 acre tract, at a distance 1,642.06 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the southwesterly margin of an existing dirt road, in all, a total distance of 1,667.06 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said existing dirt road for the northeasterly corner of the herein described 18.000 acre tract;

THENCE continuing over and across said 3,735.286 acre tract, along the approximate centerline of said existing dirt road, the following three (3) courses and distances:

1. South 43°55'35" East, 137.31 feet, to a calculated point for corner;
2. South 44°44'41" East, 260.19 feet, to a calculated point for corner;
3. South 44°11'39" East, 59.62 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 18.000 acre tract;

THENCE South 88°17'04" West, continuing over and across said 3,735.286 acre tract, at a distance of 25.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the southwesterly margin of said existing dirt road, in all, a total distance of 2,055.50 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Key Survey and said Wells Survey, the common line between said 3,735.286 acre tract and said 136.3507 acre tract for the southwesterly corner of the herein described 18.000 acre tract, from which a pink knot found for reference bears, South 01°37'07" East, 3,020.61 feet;

THENCE North 01°37'07" West, 421.49 feet, along the apparent common line between said Key Survey and said Wells Survey, the common line between said 3,735.286 acre tract and said 136.3507 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 18.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 6, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-439.

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).

April 8, 2021  
Date



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