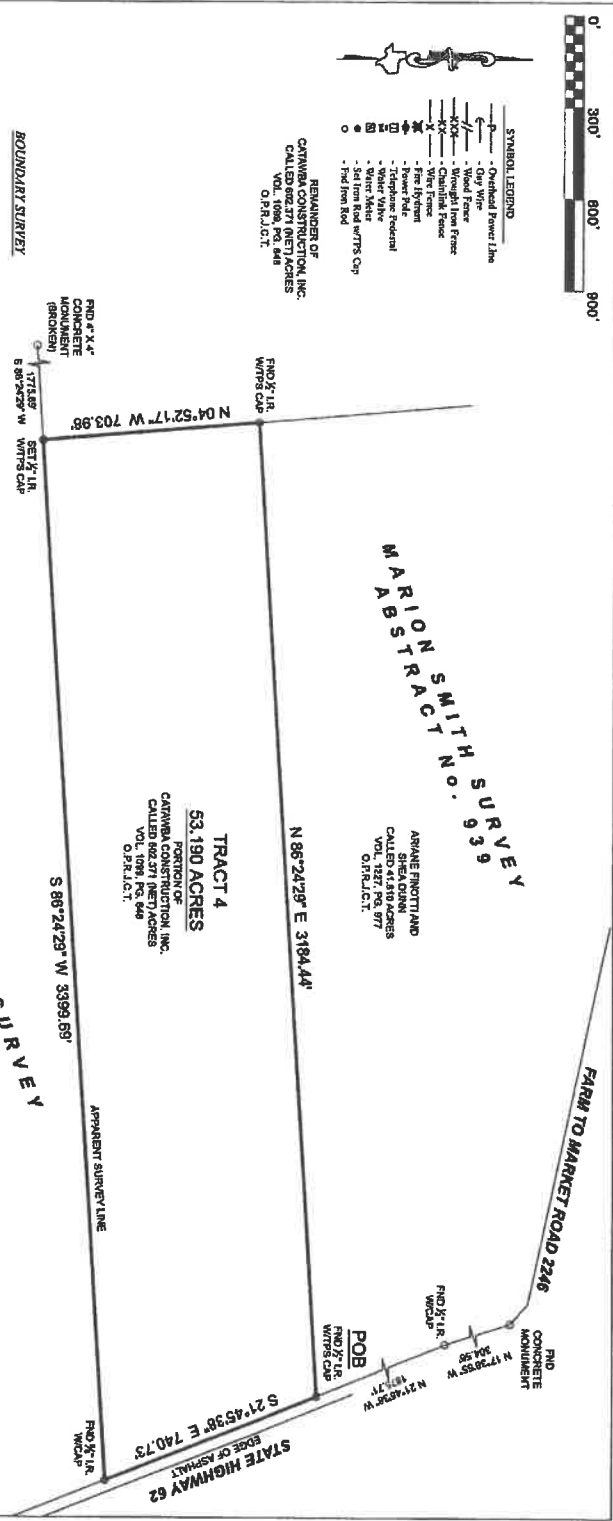




- SYMBOL LEGEND**
- Overhead Power Line
 - Guy Wire
 - Wood Fence
 - Wire Fence
 - Chainlink Fence
 - X - Chainlink Fence
 - Fire Hydrant
 - Telephone Pole
 - Telephone Federal
 - Water Valve
 - Water Meter
 - W/TTS Cap
 - o - Post Iron Rod

REMAINDER OF
CATYWA CONSTRUCTION, INC.
CALLED 802,971 (NET) ACRES
O.P.R.L.C.T.



BOUNDARY SURVEY

BEING a 53.190 acre tract of land situated in the Madison South Survey, Abstract Number 820, Jasper County, Texas, being a portion of that certain called 802,971 (NET) acres tract described in Instrument to Catywa Construction, Inc., recorded in Volume 1099, Page 648 of the Official Public Records of Jasper County, Texas (O.P.R.L.C.T.), said 53.190 acre tract being more particularly described by attached plans and boundary description.

General Notes:
1) This survey was performed without benefit of a current title report. Surveyor did not locate title and does not certify to easements or restrictions not shown. Check with your title insurer for any additional easements, utility lines or other encumbrances not indicated on survey.

This Property Lies in Zone X & Zone A and a portion does appear to be within the 100 Year Flood Plain for District Catalog 4891 (CD8520) having an effective date 12-17-2010.

TEXAS
PROFESSIONAL
SURVEYOR, L.P.
3023 N. FAZZER STREET
MCKINNEY, TEXAS 75139
PH (972) 256-4477 FAX (972) 256-4444
WWW.SURV1NG.COM
REAL REPRESENTATION NA, 10061640

GRONIN PINE THIMBER L.P.
J.C.A.D. ID. No. 23832

J. P. ABSTRACH
SURVEY
NO. 1017

APPROXIMATE SURVEY LINE

I hereby certify that this survey was this day made under my supervision on the ground of the above described acreage, and that the above said or drawing meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

CHEY A. JOHNSON
6524
STATE OF TEXAS
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
TRACT 4
53.190 ACRES
IN THE MARION SMITH SURVEY, ABSTRACT NUMBER 939
JASPER COUNTY, TEXAS

BEING a 53.190 acre tract of land situated in the Marion Smith Survey, Abstract Number 939, Jasper County, Texas, being a portion of that certain called 602.371 (NET) acre tract described in instrument to Catawaba Construction, Inc., recorded in Volume 1099, Page 648 of the Official Public Records of Jasper County, Texas (O.P.R.J.C.T.), said 53.190 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" found in the southwesterly margin of State Highway 62 (S.H. 62), for the common easterly corner of said 602.371 (NET) acre tract, and that certain called 41.810 acre tract described in instrument to Ariane Finotti and Shea Dunn, recorded in Volume 1227, Page 977, O.P.R.J.C.T., being the northeasterly corner of the herein described 53.190 acre tract, from which a ½ inch iron rod with cap found for reference bears North 21°45'38" West, 1,875.71 feet;

THENCE South 21°45'38" East, 740.73 feet, with the southwesterly margin of said S.H. 62, a northeasterly line of said 602.371 (NET) acre tract, to a 5/8 inch iron rod with cap found in the apparent common line between said Smith Survey and the J.P. McMahan, Jr. Survey, Abstract Number 1017 for the common easterly corner of said 602.371 (NET) acre tract and that certain tract shown to be owned by Crown Pine Timber 1, LP, per Jasper County Appraisal District (J.C.A.D.) ID Number 23832, being the southeasterly corner of the herein described 53.190 acre tract;

THENCE South 86°24'29" West, 3,399.69 feet, with the apparent common line between said Smith Survey and said McMahan, Jr. Survey, the common line between said 602.371 (NET) acre tract and said Crown Pine tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 53.190 acre tract, from which a 4 inch by 4 inch concrete monument (Broken), found for reference bears, South 86°24'29" West, 1,775.69 feet;

THENCE North 04°52'17" West, 703.98 feet, severing, over and across said 602.371 (NET) acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for the southwesterly corner of said 41.810 acre tract, being the northwesterly corner of the herein described 53.190 acre tract;

THENCE North 86°24'29" East, 3,184.44 feet, with the common line between said 602.371 (NET) acre tract and said 41.810 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 53.190 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 15, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-163.

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).

June 16, 2021
Date



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