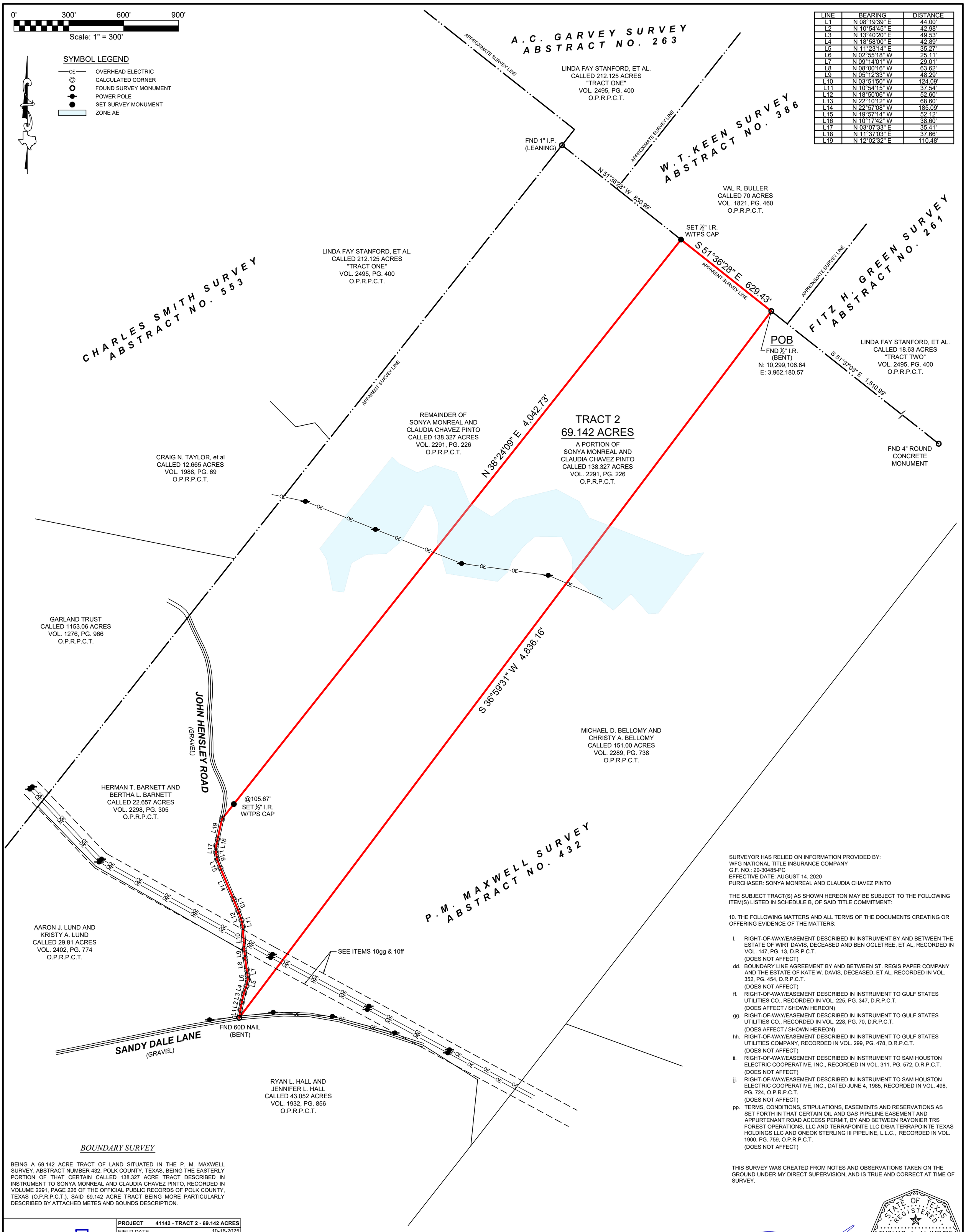

LINE	BEARING	DISTANCE
L1	N 08°19'39" E	44.00'
L2	N 10°54'45" E	42.98'
L3	N 13°40'20" E	49.53'
L4	N 18°58'00" E	42.89'
L5	N 11°23'14" E	35.27'
L6	N 02°55'18" W	25.11'
L7	N 09°14'01" W	29.01'
L8	N 08°00'16" W	63.62'
L9	N 05°12'33" W	48.29'
L10	N 03°51'50" W	124.09'
L11	N 10°54'15" W	37.54'
L12	N 18°50'06" W	52.60'
L13	N 22°10'12" W	68.60'
L14	N 22°57'08" W	185.09'
L15	N 19°57'14" W	52.12'
L16	N 10°17'42" W	38.60'
L17	N 03°07'33" E	35.41'
L18	N 11°37'03" E	37.66'
L19	N 12°02'32" E	110.48'

BOUNDARY SURVEY

BEING A 69.142 ACRE TRACT OF LAND SITUATED IN THE P. M. MAXWELL SURVEY, ABSTRACT NUMBER 432, POLK COUNTY, TEXAS, BEING THE EASTERLY PORTION OF THAT CERTAIN CALLED 138.327 ACRE TRACT DESCRIBED IN INSTRUMENT TO SONYA MONREAL AND CLAUDIA CHAVEZ PINTO, RECORDED IN VOLUME 2291, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 69.142 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
WFG NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: 20-30485-PC
EFFECTIVE DATE: AUGUST 14, 2020
PURCHASER: SONYA MONREAL AND CLAUDIA CHAVEZ PINTO

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

l. RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT BY AND BETWEEN THE ESTATE OF WIRT DAVIS, DECEASED AND BEN OGLETREE, ET AL, RECORDED IN VOL. 147, PG. 13, D.R.P.C.T.
(DOES NOT AFFECT)

dd. BOUNDARY LINE AGREEMENT BY AND BETWEEN ST. REGIS PAPER COMPANY AND THE ESTATE OF KATE W. DAVIS, DECEASED, ET AL, RECORDED IN VOL. 352, PG. 454, D.R.P.C.T.
(DOES NOT AFFECT)

ff. RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT TO GULF STATES UTILITIES CO., RECORDED IN VOL. 225, PG. 347, D.R.P.C.T.
(DOES AFFECT / SHOWN HEREON)

gg. RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT TO GULF STATES UTILITIES CO., RECORDED IN VOL. 228, PG. 70, D.R.P.C.T.
(DOES AFFECT / SHOWN HEREON)

hh. RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT TO GULF STATES UTILITIES COMPANY, RECORDED IN VOL. 299, PG. 478, D.R.P.C.T.
(DOES NOT AFFECT)

ii. RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED IN VOL. 311, PG. 572, D.R.P.C.T.
(DOES NOT AFFECT)

jj. RIGHT-OF-WAY/EASEMENT DESCRIBED IN INSTRUMENT TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., DATED JUNE 4, 1985, RECORDED IN VOL. 498, PG. 724, O.P.R.P.C.T.
(DOES NOT AFFECT)

pp. TERMS, CONDITIONS, STIPULATIONS, EASEMENTS AND RESERVATIONS AS SET FORTH IN THAT CERTAIN OIL AND GAS PIPELINE EASEMENT AND APPURTENANT ROAD ACCESS PERMIT, BY AND BETWEEN RAYONIER TRS FOREST OPERATIONS, LLC AND TERRAPOINTE LLC D/B/A TERRAPOINTE TEXAS HOLDINGS LLC AND ONEOK STERLING III PIPELINE, L.L.C., RECORDED IN VOL. 1900, PG. 759, O.P.R.P.C.T.
(DOES NOT AFFECT)

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

STATE OF TEXAS REGISTERED THOMAS A. McINTYRE 6921 PROFESSIONAL LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT	**41142 - TRACT 2 - 69.142 ACRES**
FIELD DATE	10-16-2025
DRAWN BY	ADV
CHECKED BY	MN
FIELD CREW	GG
REV 1	__-__-____
REV 2	__-__-____
REV 3	__-__-____
REV 4	__-__-____

CLIENT ····· SONYA MONREAL
ADDRESS ····· JOHN HENSLEY ROAD, LIVINGSTON, TX, 77351
SURVEY ····· P. M. MAXWELL, A - 432
SUBJECT ····· TRACT 2, 69.142 ACRES
COUNTY ····· POLK

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48373C0300C, HAVING AN EFFECTIVE DATE OF 09-03-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.