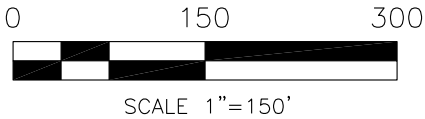


NOTES

1. This survey was done without the benefit of a current Title Report and this Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48373C0350C, dated September 03, 2010, this tract DOES NOT lie within Zone "A" or Zone "AE".
3. Basis of Bearing: Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203), NAD83 (2011), Epoch 2010.00, with coordinates derived from Global Navigation Satellite System (GNSS) observations and referenced to the National Spatial Reference System (NSRS). Distances shown hereon are grid distances unless otherwise noted.

LEGEND

- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- OHE — OVERHEAD ELECTRIC WIRE
- X — WIRE FENCE



GENESIS CRUDE OIL LP
CALLED 18.00 AC.
VOL. 2483, PG. 981, O.P.R.P.C.T.
VOL. 2099, PG. 595, O.P.R.P.C.T.
(VOL. 222, PG. 393, D.R.P.C.T.)

SUNSHINE ADDITION
VOL. 5, PG. 20, M.R.P.C.T.

BIG MAN ROAD
(60' WIDTH)

JAMES A. & RUTHY M. DAVIS
VOL. 912, PG. 297, O.P.R.P.C.T.

YAHWEH LAND GROUP LLC
CALLED 2.089 AC.
VOL. 2598, PG. 368, O.P.R.P.C.T.

23.811 ACRES
ALTON C. PHILLIPS JR.

RESIDUE OF CALLED 6 AC.
VOL. 2, PG. 37, D.R.P.C.T.
(CALLED 5 AC. - SECOND TRACT
VOL. 178, PG. 619, D.R.P.C.T.)

CALLED 6.54 AC. - FIRST TRACT
VOL. 178, PG. 619, D.R.P.C.T.

BERNICE MAYS
CALLED 1.087 AC.
(VOL. 441, PG. 327, D.R.P.C.T.)

JOSEPHINE MAYS
CALLED 2-1/8 AC.
(VOL. 188, PG. 480, D.R.P.C.T.)

U.S. HIGHWAY 59
(WIDTH VARIES)

OLD HWY. 35 N.
(60' WIDTH)

SET 5/8" IRON ROD W/CAP "TCSM" F/W
FOUND 5/8" IRON ROD (DISTURBED)
BEARS S20°00'55"E 14.80'

Line Table		
Line No.	Bearing	Distance
L1	S 37°43'21" E	62.79'
L2	S 29°01'59" E	217.10'
L3	N 80°53'35" E	292.12'
L4	S 82°20'18" W	281.29'
L5	N 03°31'22" W	142.32'

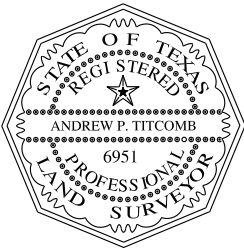
SURVEY OF: A 23.811 ACRE TRACT OF LAND, SITUATED IN THE B. J. HARPER SURVEY, A-36, POLK COUNTY, TEXAS, AND BEING CONSISTING OF A CALLED 6.54 ACRE TRACT (FIRST TRACT) AND A CALLED 10 ACRE TRACT (THIRD TRACT) RECORDED IN VOLUME 178, PAGE 619, AND THE RESIDUE OF A CALLED 6 ACRE TRACT RECORDED IN VOLUME 2, PAGE 37 OF THE DEED RECORDS OF POLK COUNTY, TEXAS.

JOB NUMBER: 26442_R0

DATE: 08/11/2026

FIELD CREW: KB, JB, BP

OFFICE: BR, AW, AT



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on August 11, 2026; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1b, Condition III Survey.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

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