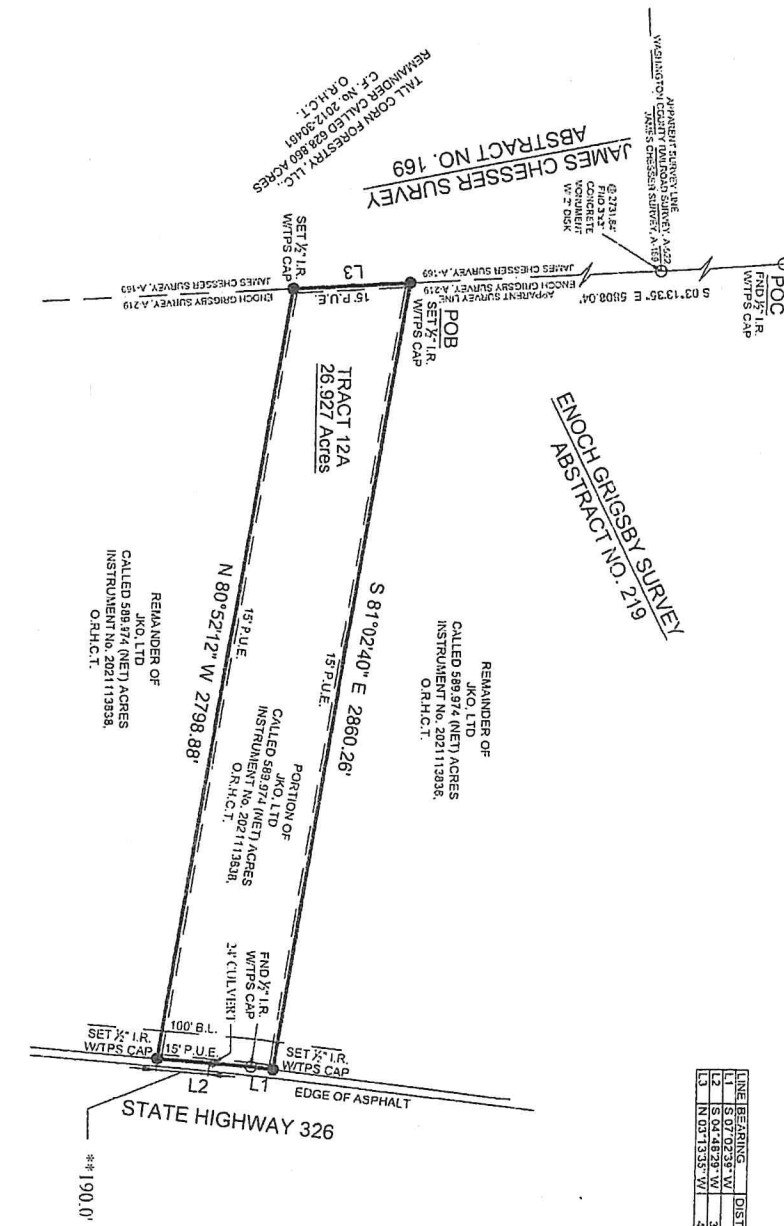


- SYMBOL LEGEND**
- Overhead Power Line
 - Cap Wire
 - Wood Fence
 - XXX — Wrought Iron Fence
 - Chainlink Fence
 - X — Wire Fence
 - Fire Hydrant
 - Power Pole
 - Telephone Pole
 - Water Valve
 - Water Meter
 - Set Iron Rod w/TPS Cap
 - Field Iron Rod



LINE	BEARING	DISTANCE
1	S 07°02'38" W	130.53
2	S 04°48'28" W	330.53
3	N 07°13'35" W	420.07

BOUNDARY SURVEY

BEING a 26.927 acre tract of land situated in the Enoch Grigsby Survey Abstract Number 219, Hardin County, Texas, being a portion of that same called 589.974 (NET) acre land described in instrument to JKO LTD. (hereinafter "JKO LTD.") recorded under instrument Number 2021113838 of the Official Records of Hardin County, Texas (O.R.H.C.T.), said 26.927 acre tract being more particularly described by metes and bounds as follows:

General Notes:
 1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.
 2) 100' Building line along State Highway 326, and a 15' Public Utility Easement along all boundary lines.

TEXAS
 PROFESSIONAL LAND SURVEYOR
 3032 N. FLAVIER STREET - CONROE, TX 77385
 PH (281) 756-7447 - FAX (281) 756-7448
 WWW.SURVEYINGCENTERS.COM
 FRANK RECREATION, INC. 102834.00

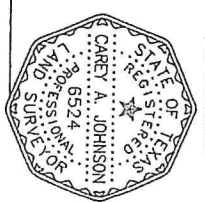
This Property Lies in Zone X outside the 100' Tree Flood Plain Per Graphic Scaling 200' Flood Plain Per Graphic Scaling 4819900375P Having an effective date of 10-6-2010.
 Job No.: 1497-107-TRACT12A
 Scale: 1"=400'
 Date: 11-5-2020
 Drawn By: GCP
 Field Crew: TC
 Revised:
 Purchaser: Komar Enterprises, Inc.
 Address: State Highway 326 Komra Tx, 77625
 Lot: Block Section A 219
 Survey: Ench Grigsby
 Acres: 26.927 Acres
 Subdivision: Sheet
 Caddis: County Texas
 Hinds: County Texas
 Records:
 Basis of Bearings: to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

INDICATES THE DISTANCE FROM THE SOUTH PROPERTY LINE OF TRACT TO THE SOUTH END OF EACH EXISTING CULVERT

CULVERT LOCATION:

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
TRACT 12A
26.927 ACRES
IN THE ENOCH GRIGSBY SURVEY, ABSTRACT NUMBER 219
HARDIN COUNTY, TEXAS

BEING a 26.927 acre tract of land situated in the Enoch Grigsby Survey Abstract Number 219, Hardin County, Texas, being a portion of that same called 589.974 (NET) acre tract described in instrument to JKO, Ltd. (Koehler Tract), recorded under Instrument Number 2021113838 of the Official Records of Hardin County, Texas (O.R.H.C.T.), said 26.927 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 for an apparent common westerly corner of said Grigsby Survey and the Washington County Railroad Survey, Abstract Number 525, the common westerly corner of said Koehler Tract and that certain called 1,217.615 acre tract described in instrument to Fia Timber and Growth, recorded under Clerk's File Number 201891090, O.R.H.C.T.;

THENCE South 03°13'35" East, along the apparent westerly line of said Grigsby Survey, with the westerly line of said Koehler Tract, at a distance of 2,731.84 feet, pass a 3 inch by 3 inch concrete monument with 2 inch disk found for the apparent common easterly corner of the Washington County Railroad Survey, Abstract No. 522 and the James Chesser Survey, Abstract No. 169, and the northeasterly corner of a called 628.860 acre tract described in instrument to Tall Corn Forestry, L.L.C., recorded in Clerk's File No. 2012-30461, O.R.H.C.T., in all, a total distance of 5,808.04 feet to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner and POINT OF BEGINNING of the herein described 26.927 acre tract;

THENCE South 81°02'40" East, 2,860.26 feet, severing over and across said Koehler Tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of State Highway 326 (SH 326), the easterly line of said Koehler Tract, for the northeasterly corner of the herein described 26.927 acre tract;

THENCE South 07°02'39" West, 80.45 feet, with the easterly line of said Koehler Tract and the westerly right-of-way of said SH 326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set at a bend in said SH 326 for an angle corner in the easterly line of said Koehler Tract and the herein described 26.927 acre tract;

THENCE South 04°48'29" West, 339.55 feet, continuing with the easterly line of said Koehler Tract and the westerly right-of-way of said SH 326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 26.927 acre tract;

THENCE North 80°52'12" West, 2,798.88 feet, severing over and across said Koehler Tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Grigsby and Chesser Surveys, the common line of said Koehler Tract and said 628.860 acre tract, for the southwesterly corner of the herein described 26.927 acre tract;

THENCE North 03°13'35" West, 420.00 feet, along said apparent common survey line, with the common line of said Koehler Tract and said 628.860 acre tract, to the **PLACE OF BEGINNING**;

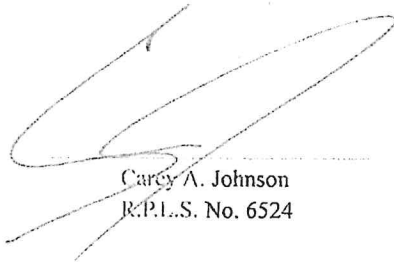
CONTAINING a computed area of 26.927 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 5, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-107 Tract12A.

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).

January 31, 2021

Date



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