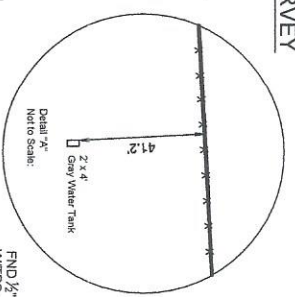
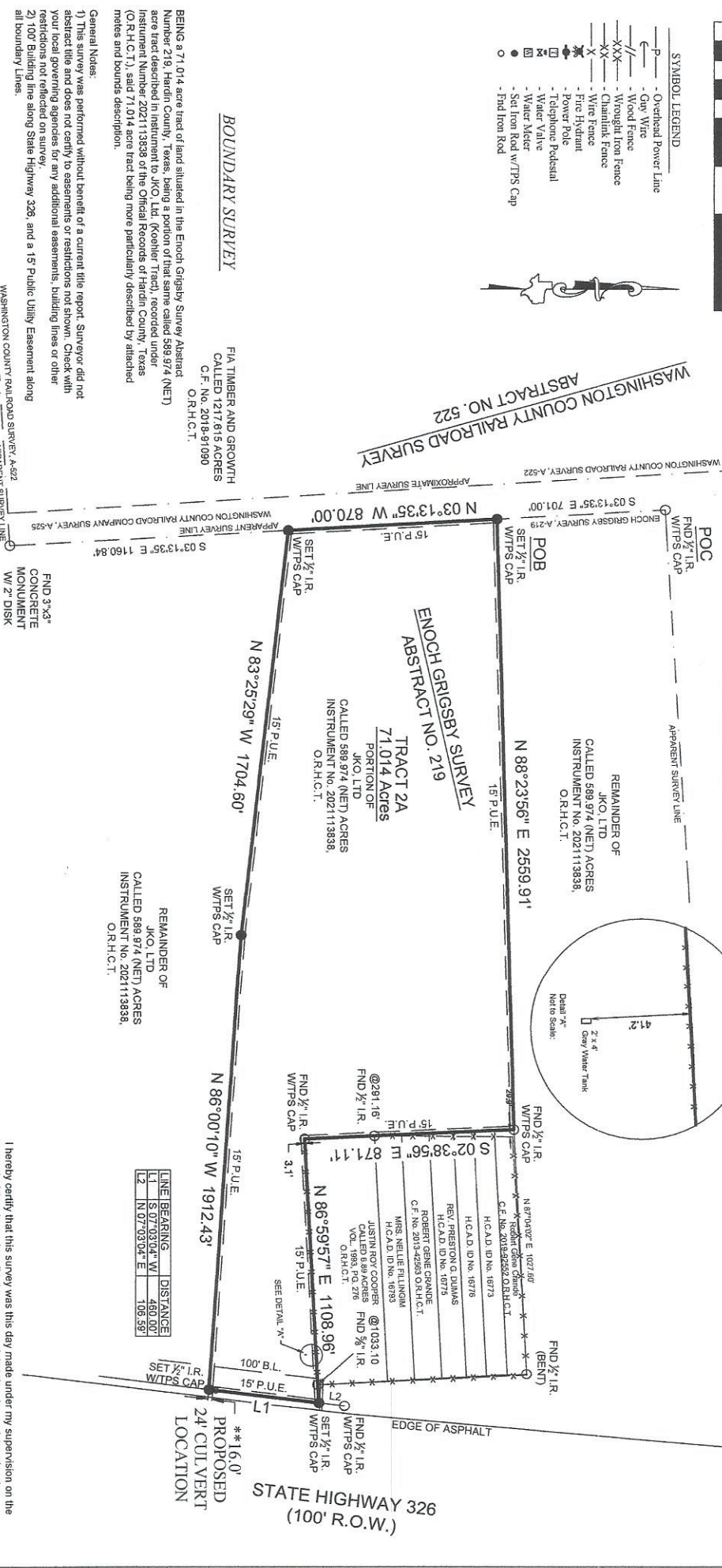




- SYMBOL LEGEND**
- P - Overhead Power Line
 - G - Guy Wire
 - W - Wood Fence
 - XXX - Wrought Iron Fence
 - XX - Chainlink Fence
 - X - Wire Fence
 - * - Fire Hydrant
 - □ - Power Pole
 - □ - Telephone Pedestal
 - □ - Water Valve
 - □ - Water Meter
 - ○ - Set Iron Rod w/TFS Cap
 - ○ - Find Iron Rod

**WASHINGTON COUNTY RAILROAD SURVEY
ABSTRACT NO. 525**

**WASHINGTON COUNTY RAILROAD SURVEY
ABSTRACT NO. 522**



LINE	BEARING	DISTANCE
1	S 07°03'04\" W	450.00'
2	N 07°03'04\" E	105.59'

****16.0'
PROPOSED
24 CULVERT
LOCATION**

BOUNDARY SURVEY

FIA TIMBER AND GROWTH
CALLED 1217.615 ACRES
C.F. No. 2018-91090
O.R.H.C.T.

TRACT 2A
71.014 ACRES
CALLED 588.974 (NET) ACRES
INSTRUMENT NO. 2021113838
O.R.H.C.T.

TRACT 2A
71.014 ACRES
CALLED 588.974 (NET) ACRES
INSTRUMENT NO. 2021113838
O.R.H.C.T.

REMAINDER OF
JCO, LTD
CALLED 588.974 (NET) ACRES
INSTRUMENT NO. 2021113838
O.R.H.C.T.

REMAINDER OF
JCO, LTD
CALLED 588.974 (NET) ACRES
INSTRUMENT NO. 2021113838
O.R.H.C.T.

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 328, and a 15' Public Utility Easement along all boundary lines.

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. HAZLER STREET - CONROE, TX 77383
PH (936) 756-7447 - FAX (936) 756-7448
WWW.SURVEYINGINTEXAS.COM
FIRM REGISTRATION NO. 100834-00

This Property Lies in Zone X, outside the 100' Year Flood Plain Per Graphic Staining according to Community Panel No. 440199202/29' having an effective date of 10-6-2010.

H297-107-TRACT72A
10-6-2010

Purchaser: Komat Enterprises, Inc.
Address: State Highway 328 Route 1x, 77625
Lot: Block Enoch Grigsby
Survey: 71.014 Acres Section A 219
Date: 11-4-2020
By: CBP
Field Crew: TG
Revised: Hadin County, Texas

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

CULVERT LOCATION:

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

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 2A
71.014 ACRES
IN THE ENOCH GRIGSBY SURVEY, ABSTRACT NUMBER 219
HARDIN COUNTY, TEXAS

BEING a 71.014 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 71.014 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, 701.00 feet, with the apparent common line between said Grigsby Survey and said Washington County Railroad Survey, the common line between said Koehler Tract and said 1,217.615 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 71.014 acre tract;

THENCE North 88°23'56" East, 2,559.91 feet, severing said Koehler Tract, to a ½ inch iron rod with cap Stamped "TPS 100834-00" found for the common westerly corner of said Koehler Tract and that certain tract described in instrument to Robert Gene Cranade, recorded under Clerk's File Number 201992552, O.R.H.C.T., the northerly northeast corner of the herein described 71.014 acre tract, from which a ½ inch iron rod found, bent, for the common easterly corner of said Koehler Tract and said Cranade tract bears North 87°04'02" East, 1027.60 feet;

THENCE South 02°38'56" East, with the westerly line of said Cranade tract, those certain tracts identified by Hardin County Appraisal District (H.C.A.D.). ID Number 16776, and 16773 (no deed record found), that certain tract shown to be owned by Rev. Preston G. Dumas, per H.C.A.D. ID Number 16775 (no deed record found), that certain tract described in instrument to Robert Gene Cranade, recorded under Clerk's File Number 201342563, O.R.H.C.T., that certain tract shown to be owned by Mrs. Nellie Fillingim, per H.C.A.D. ID Number 16793 (no deed record found), and that certain called 6.89 acre tract described in instrument to Justin Roy Cooper, recorded in Volume 1993, Page 276, O.R.H.C.T., at a distance of 579.95 feet, pass a ½ inch iron rod found for the common westerly corner of said Fillingim tract and said 6.89 acre tract, in all, a total distance of 871.11 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for a common corner of said Koehler Tract and said 6.89 acre tract, being an interior corner of the herein described 71.014 acre tract;

THENCE North 86°59'57" East, with the common line between said Koehler Tract and said 6.89 acre tract, at a distance of 1,033.10 feet, pass a 5/8 inch iron rod found for the southeasterly corner of said 6.89 acre tract, thence continuing across said Koehler Tract, in all, a total distance of 1,108.96 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of State Highway 326 (S.H. 326, 100 feet wide), for the easterly northeast corner of the herein described 71.014 acre tract;

THENCE South 07°03'04" West, 460.00 feet, with the northwesterly right-of-way of said S.H. 326, the southeasterly line of said Koehler Tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 71.014 acre tract;

THENCE continuing across said Koehler Tract, the following two (2) courses and distances:

- 1) North 86°00'10" West, 1,912.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 2) North 83°25'29" West, 1,704.60 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Grigsby Survey and said Washington County Railroad Survey, the common line between said Koehler Tract and said 1,217.615 acre tract, being the southwesterly corner of the herein described 71.014 acre tract, from which a 3 inch by 3 inch concrete monument with 2 inch disk found for the apparent common easterly corner of said Washington County Railroad Survey, and the James Chesser Survey, Abstract Number 169 found for reference bears South 03°13'35" East, 1,329.84 feet;

THENCE North 03°13'35" West, 870.00 feet, with the apparent common line between said Grigsby Survey and said Washington County Railroad Survey, the common line between said Koehler Tract and said 1,217.615 acre tract, to the **POINT OF BEGINNING**.

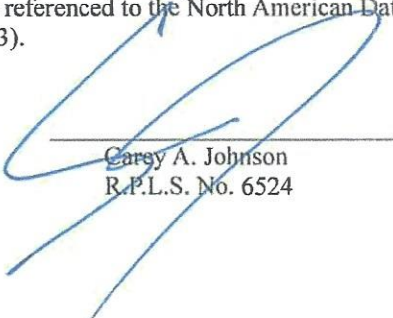
CONTAINING a computed area of 71.014 acres of land within this Field Note Description.

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_Tract2A.

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 18, 2021
Date




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