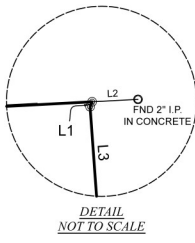
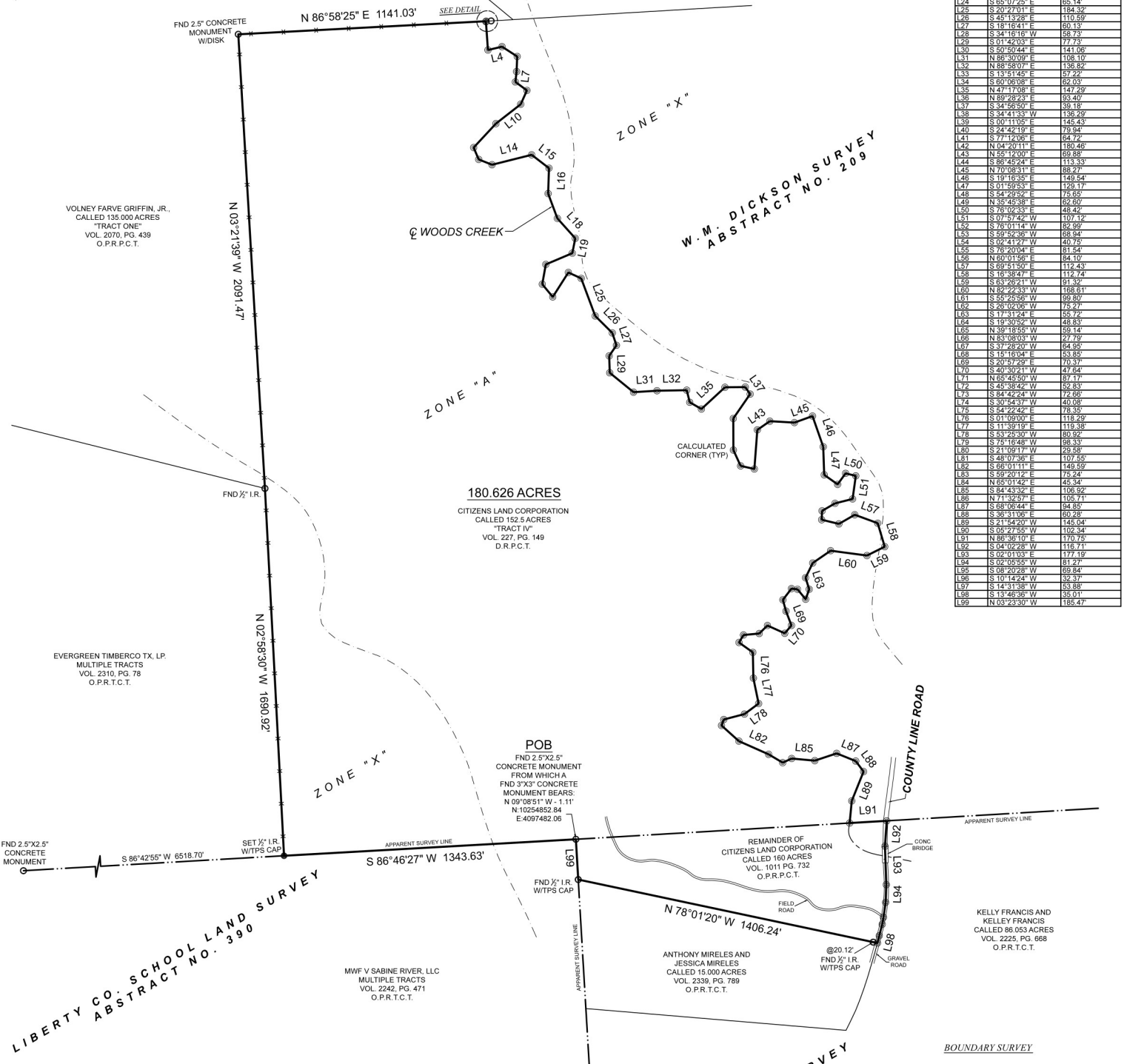


- SYMBOL LEGEND**
- FLOWLINE
  - - - TOP OF BANK
  - - - WIRE FENCE
  - CALCULATED CORNER
  - FOUND SURVEY MONUMENT
  - SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	S 27°11'17" W	2.89
L2	N 86°58'25" E	23.12
L3	S 04°07'35" E	130.37
L4	S 79°30'47" E	86.48
L5	S 79°34'46" E	83.17
L6	S 02°23'54" W	69.37
L7	S 06°24'03" W	48.00
L8	S 3°02'08" E	65.69
L9	S 24°08'41" W	69.59
L10	S 52°00'33" W	144.51
L11	S 42°58'36" W	150.46
L12	S 23°02'39" E	59.41
L13	S 68°20'08" E	65.91
L14	N 75°05'08" E	117.82
L15	S 52°21'24" E	100.59
L16	S 01°57'12" W	116.98
L17	S 20°30'59" E	121.75
L18	S 41°53'54" E	123.04
L19	S 11°14'58" W	69.57
L20	S 34°29'33" E	132.45
L21	S 10°12'19" W	92.30
L22	S 39°27'41" E	76.98
L23	S 72°39'40" E	133.65
L24	S 65°07'25" E	85.14
L25	S 20°27'01" E	184.32
L26	S 45°13'28" E	110.59
L27	S 18°16'41" E	80.13
L28	S 34°16'18" W	59.73
L29	S 01°42'03" E	77.73
L30	S 50°50'44" E	141.06
L31	N 86°30'09" E	108.10
L32	N 89°50'07" E	138.82
L33	S 13°51'45" E	57.22
L34	S 60°06'08" E	82.03
L35	N 17°13'08" E	141.29
L36	N 89°26'23" E	93.40
L37	S 34°56'50" E	39.18
L38	S 34°13'33" W	138.29
L39	S 00°11'05" E	145.43
L40	S 24°42'19" E	79.94
L41	S 77°12'06" E	64.72
L42	N 04°27'11" E	160.46
L43	N 56°12'00" E	69.88
L44	S 86°45'24" E	119.33
L45	N 70°08'31" E	88.21
L46	S 19°16'35" E	149.54
L47	S 01°59'53" E	128.17
L48	S 34°29'32" E	75.95
L49	N 35°45'38" E	62.60
L50	S 76°02'33" E	48.42
L51	S 02°41'21" W	101.12
L52	S 78°01'14" W	82.99
L53	S 59°52'36" W	88.94
L54	S 02°41'21" W	40.76
L55	S 78°20'04" E	81.54
L56	N 60°01'59" E	84.10
L57	S 69°51'50" E	112.43
L58	S 16°38'47" E	112.74
L59	S 63°26'21" W	91.32
L60	N 82°22'33" W	168.61
L61	S 55°25'56" W	99.80
L62	S 26°02'06" W	75.27
L63	S 17°31'24" E	55.72
L64	S 19°30'52" W	48.83
L65	N 39°18'55" W	59.14
L66	N 85°08'03" W	27.79
L67	S 37°28'20" W	64.95
L68	S 15°16'04" E	53.85
L69	S 30°51'29" E	10.37
L70	S 40°30'21" W	47.84
L71	N 85°45'50" W	87.17
L72	S 45°38'42" W	52.83
L73	S 84°42'24" W	72.86
L74	S 30°54'37" W	40.08
L75	S 27°42'42" E	78.27
L76	S 01°09'00" E	118.23
L77	S 11°39'19" E	119.38
L78	S 53°25'30" W	80.92
L79	S 71°04'46" W	98.33
L80	S 21°09'17" W	29.58
L81	S 48°07'36" E	107.59
L82	S 69°01'11" E	149.59
L83	S 59°20'12" E	75.24
L84	N 65°01'42" E	45.34
L85	N 82°41'35" E	108.92
L86	N 71°32'57" E	105.71
L87	S 68°06'44" E	94.85
L88	S 39°31'06" E	60.29
L89	S 21°54'20" W	145.04
L90	S 05°27'55" W	102.34
L91	N 05°48'10" E	170.75
L92	S 04°02'28" W	116.71
L93	S 02°01'03" E	177.19
L94	S 02°05'55" W	81.27
L95	S 08°20'28" W	69.84
L96	S 10°14'24" W	32.37
L97	S 16°31'38" W	53.88
L98	S 13°46'36" W	35.01
L99	N 03°23'30" W	185.47



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
WFG NATIONAL TITLE INSURANCE COMPANY  
O.F. NO. TCI-23-4519  
EFFECTIVE DATE: MARCH 10, 2023

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

10. EASEMENT PER VOL. 217, PG. 57, D.R.P.C.T. (UNABLE TO LOCATE DOCUMENT)
10. ACKNOWLEDGMENT OF TENANCY PER VOL. 422, PG. 106, D.R.P.C.T. (SUBJECT TO)
- 10k. TIMBER DEED PER VOL. 945, PG. 435, O.P.R.P.C.T. (DOES NOT AFFECT)
10. TIMBER DEED PER VOL. 1021, PG. 945, O.P.R.P.C.T. (DOES NOT AFFECT)
- 10m. TIMBER DEED PER VOL. 1134, PG. 406, O.P.R.P.C.T. (DOES NOT AFFECT)

PROJECT NUMBER	30700
DATE	02/23/2023
DRAWN BY	ADV
CHECKED BY	TJK
FIELD CREW	JW
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: JAMES BRENT TOMLINSON  
ADDRESS: 4861 COUNTY LINE ROAD, LIVINGSTON, TX, 77351  
SURVEY: GEORGE W. TEVIS, A-567  
SURVEY: W. M. DICKSON, A-209  
SUBJECT: 180.626 ACRES  
COUNTY: POLK

BEING A 180.626 ACRE TRACT OF LAND SITUATED IN THE W. M. DICKSON SURVEY, ABSTRACT NUMBER 209, AND IN THE GEORGE W. TEVIS SURVEY, ABSTRACT NUMBER 567, POLK COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 152.5 ACRE TRACT DESCRIBED AS "TRACT IV" IN INSTRUMENT TO CITIZENS LAND CORPORATION, RECORDED IN VOLUME 227, PAGE 149, OF THE DEED RECORDS OF POLK COUNTY, TEXAS (D.R.P.C.T.), AND ALL OF THE REMAINDER OF THAT CERTAIN CALLED 180 ACRE TRACT DESCRIBED IN INSTRUMENT TO CITIZENS LAND CORPORATION, RECORDED IN VOLUME 1011, PAGE 732, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 180.626 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48373C0550C HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

