



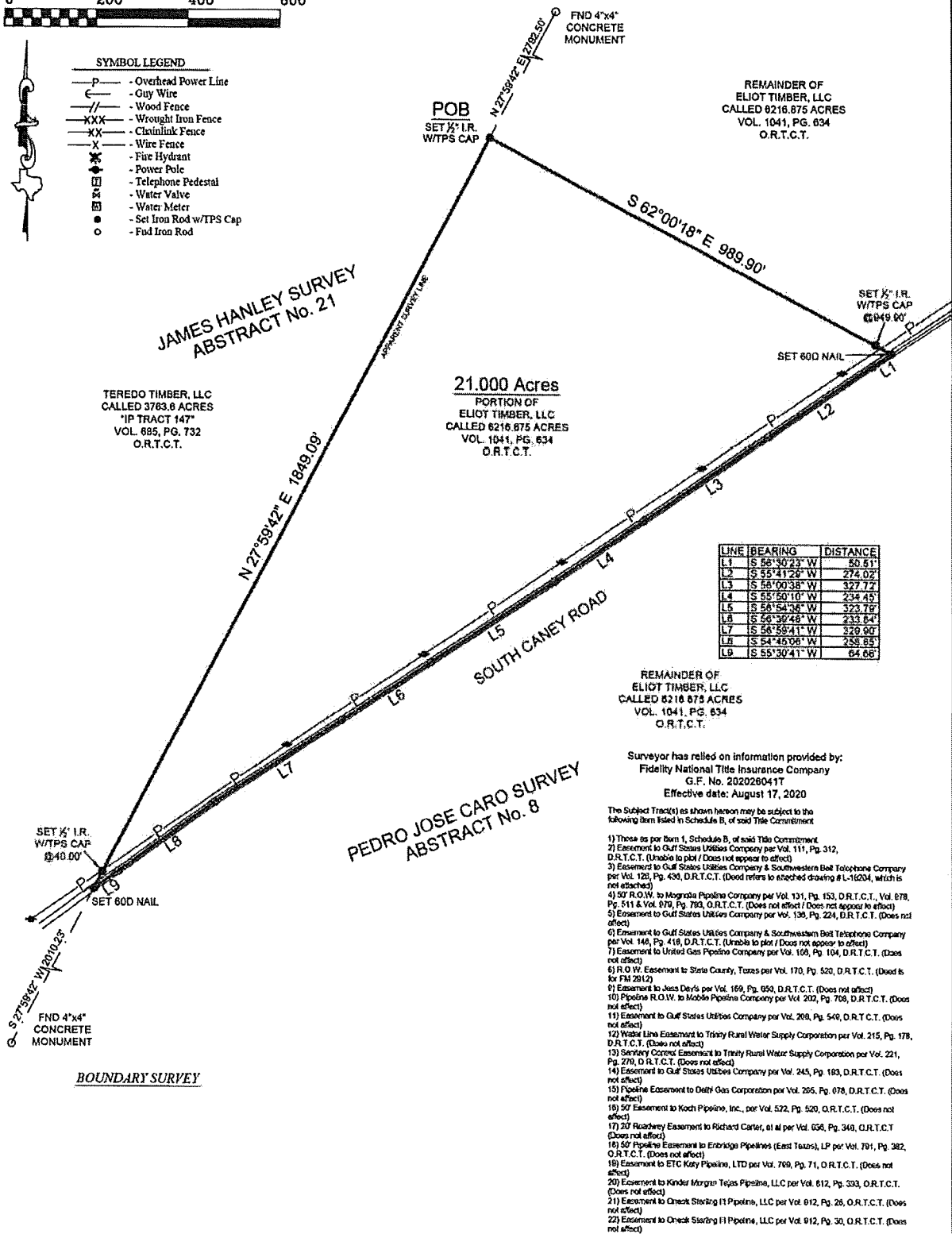
- SYMBOL LEGEND**
- P - Overhead Power Line
 - - Guy Wire
 - // - Wood Fence
 - XXX - Wrought Iron Fence
 - XX - Chainlink Fence
 - X - Wire Fence
 - ⊕ - Fire Hydrant
 - ⊙ - Power Pole
 - ⊕ - Telephone Pedestal
 - ⊕ - Water Valve
 - ⊕ - Water Meter
 - ⊕ - Set Iron Rod w/TPS Cap
 - - Fud Iron Rod

**JAMES HANLEY SURVEY
ABSTRACT No. 21**

TEREDO TIMBER, LLC
CALLED 3763.8 ACRES
"P TRACT 147"
VOL. 685, PG. 732
O.R.T.C.T.

21,000 Acres
PORTION OF
ELIOT TIMBER, LLC
CALLED 6216.875 ACRES
VOL. 1041, PG. 634
O.R.T.C.T.

REMAINDER OF
ELIOT TIMBER, LLC
CALLED 8216.875 ACRES
VOL. 1041, PG. 634
O.R.T.C.T.



LINE	BEARING	DISTANCE
L1	S 56°30'23\" W	50.51'
L2	S 55°41'26\" W	274.02'
L3	S 58°00'38\" W	327.72'
L4	S 55°50'10\" W	234.45'
L5	S 58°54'38\" W	223.72'
L6	S 54°32'49\" W	233.54'
L7	S 54°58'41\" W	329.90'
L8	S 54°45'06\" W	258.85'
L9	S 55°30'41\" W	64.68'

REMAINDER OF
ELIOT TIMBER, LLC
CALLED 8216.875 ACRES
VOL. 1041, PG. 634
O.R.T.C.T.

Surveyor has relied on information provided by:
Fidelity National Title Insurance Company
G.F. No. 202026041T
Effective date: August 17, 2020

The Subject Tract(s) as shown herein may be subject to the following items listed in Schedule B, of said Title Commitment

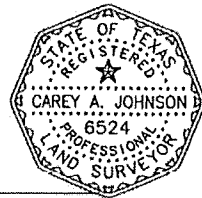
- 1) Those as per item 1, Schedule B, of said Title Commitment
- 2) Easement to Gulf States Utilities Company per Vol. 111, Pg. 312, D.R.T.C.T. (Unable to plot / Does not appear to affect)
- 3) Easement to Gulf States Utilities Company & Southwestern Bell Telephone Company per Vol. 125, Pg. 430, D.R.T.C.T. (Deed refers to attached drawing # L-16204, which is not attached)
- 4) 50' R.O.W. to Magnolia Pipeline Company per Vol. 131, Pg. 153, D.R.T.C.T., Vol. 878, Pg. 511 & Vol. 879, Pg. 783, O.R.T.C.T. (Does not affect / Does not appear to affect)
- 5) Easement to Gulf States Utilities Company per Vol. 136, Pg. 224, D.R.T.C.T. (Does not affect)
- 6) Easement to Gulf States Utilities Company & Southwestern Bell Telephone Company per Vol. 146, Pg. 418, D.R.T.C.T. (Unable to plot / Does not appear to affect)
- 7) Easement to United Gas Pipeline Company per Vol. 104, Pg. 104, D.R.T.C.T. (Does not affect)
- 8) R.O.W. Easement to State County, Texas per Vol. 170, Pg. 520, D.R.T.C.T. (Deed is for FM 2912)
- 9) Easement to Jess Day's per Vol. 169, Pg. 850, D.R.T.C.T. (Does not affect)
- 10) Pipeline R.O.W. to Mobile Pipeline Company per Vol. 202, Pg. 768, D.R.T.C.T. (Does not affect)
- 11) Easement to Gulf States Utilities Company per Vol. 208, Pg. 549, D.R.T.C.T. (Does not affect)
- 12) Water Line Easement to Trinity Rural Water Supply Corporation per Vol. 215, Pg. 178, D.R.T.C.T. (Does not affect)
- 13) Sanitary Sewer Easement to Trinity Rural Water Supply Corporation per Vol. 221, Pg. 270, D.R.T.C.T. (Does not affect)
- 14) Easement to Gulf States Utilities Company per Vol. 245, Pg. 183, D.R.T.C.T. (Does not affect)
- 15) Pipeline Easement to Duffly Gas Corporation per Vol. 265, Pg. 078, D.R.T.C.T. (Does not affect)
- 16) 50' Easement to Koch Pipeline, Inc., per Vol. 522, Pg. 520, O.R.T.C.T. (Does not affect)
- 17) 20' Roadway Easement to Richard Carter, et al per Vol. 636, Pg. 340, O.R.T.C.T. (Does not affect)
- 18) 50' Pipeline Easement to Enbridge Pipelines (East Texas), LP per Vol. 701, Pg. 382, O.R.T.C.T. (Does not affect)
- 19) Easement to ETC Katy Pipeline, LTD per Vol. 769, Pg. 71, O.R.T.C.T. (Does not affect)
- 20) Easement to Kinder Morgan Texas Pipeline, LLC per Vol. 812, Pg. 333, O.R.T.C.T. (Does not affect)
- 21) Easement to Oneok Storage I Pipeline, LLC per Vol. 812, Pg. 28, O.R.T.C.T. (Does not affect)
- 22) Easement to Oneok Storage II Pipeline, LLC per Vol. 912, Pg. 30, O.R.T.C.T. (Does not affect)

BOUNDARY SURVEY

Job No.: H287-187
Scale: 1"=200'
Date: 8/18/2020
Drawn By: MJW
Field Crew: TC
Revised: 8/21/2020 TITLE

Purchaser **Nafisa Vahnavati, Khuzema Yamani & Ummehani Juzer Yamani**
Address: **S. Caney Rd Groveton, Tx 75845**
Lot: _____ Block: _____ Section: _____
Survey: **Pedro Jose Caro** A B
Area: **21,000 Acres**
Subdivision: _____
Cabinet: _____ Sheet: _____ Records: _____
Trinity County, Texas

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
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION NO. 100834-00

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



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 21.000 ACRES IN THE PEDRO JOSE CARO SURVEY, ABSTRACT NUMBER 8 TRINITY COUNTY, TEXAS

BEING a 21.000 acre tract of land situated in the Pedro Jose Caro Survey Abstract Number 8, Trinity County, Texas, being a portion of that certain called 6,216.875 acre tract described in instrument to Eliot Timber, LLC., recorded in Volume 1041, Page 634 of the Official Records of Trinity County, Texas (O.R.T.C.T.), said 21.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Caro Survey and the James Hanley Survey, Abstract Number 21, the common line between said 6,216.875 acre tract and that certain called 3,763.6 acre tract described as "IP Tract 147" in instrument to Teredo Timber, LLC., recorded in Volume 685, Page 732, O.R.T.C.T., being the northerly corner of the herein described 21.000 acre tract, from which a 4 inch by 4 inch concrete monument found for reference bears North 27°59'42" East, 2792.50 feet;

THENCE South 62°00'18" East, severing said 6,216.875 acre tract, at a distance of 949.90 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of South Caney Road for reference, in all, a total distance of 989.90 feet, to a 60D nail set in the approximate centerline of said South Caney Road for the easterly corner of the herein described 21.000 acre tract;

THENCE continuing across said 6,216.875 acre tract, with the approximate centerline of said South Caney Road, the following nine (9) courses and distances:

- 1) South 56°30'23" West, 50.51 feet, to a calculated point for corner;
- 2) South 55°41'29" West, 274.02 feet, to a calculated point for corner;
- 3) South 56°00'38" West, 327.72 feet, to a calculated point for corner;
- 4) South 55°50'10" West, 234.45 feet, to a calculated point for corner;
- 5) South 56°54'36" West, 323.79 feet, to a calculated point for corner;
- 6) South 56°39'48" West, 233.84 feet, to a calculated point for corner;
- 7) South 56°59'41" West, 329.90 feet, to a calculated point for corner;
- 8) South 54°45'06" West, 258.65 feet, to a calculated point for corner;
- 9) South 55°30'41" West, 64.66 feet, to a 60D nail set in the apparent common line between said Caro and Hanley Surveys, the common line between said 6,216.875 acre tract and said 3,763.6 acre tract for the southwesterly corner of the herein described 21.000 acre tract, from which a 4 inch by 4 inch concrete monument found for reference, bears South 27°59'42" West, 2010.23 feet;

THENCE North 27°59'42" East, with the apparent common line between said Caro and Hanley Surveys, the common line between said 6,216.875 acre tract and said 3,763.6 acre tract, at a distance of 40.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said South Caney Road for reference, in all, a total distance of 1849.09 feet, to the **POINT OF BEGINNING**.

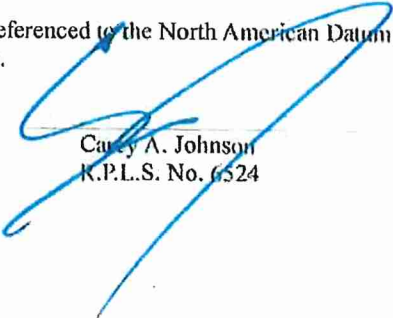
CONTAINING a computed area of 21.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 16, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-229.

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).

September 17, 2020
Date




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