

LINE	BEARING	DISTANCE
L1	S 11°37'35" E	369.76'
L2	N 03°42'03" W	307.53'

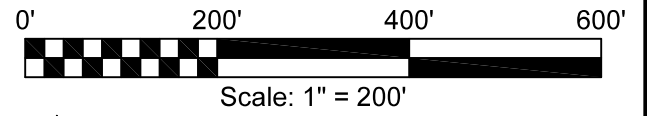
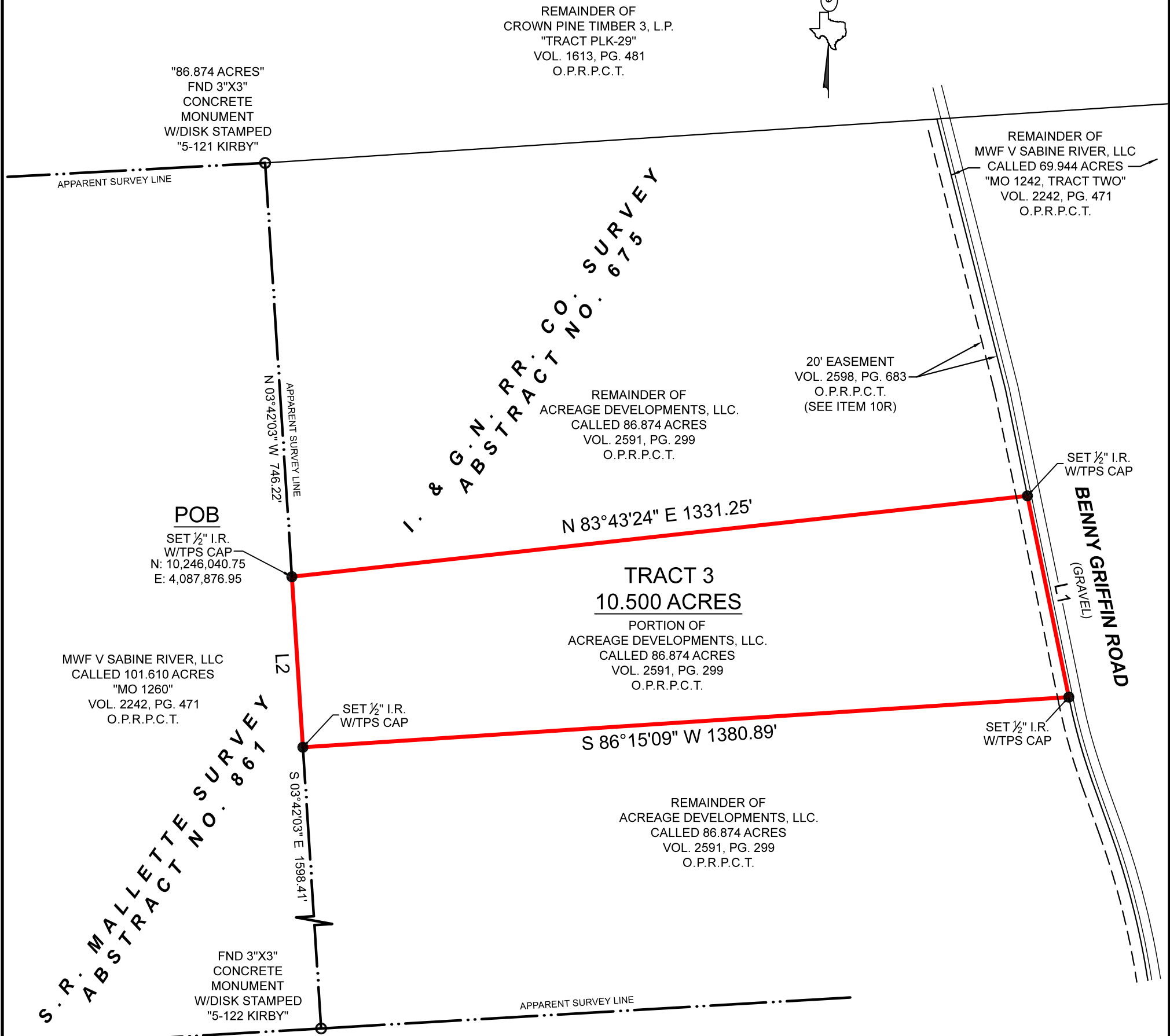


Exhibit A

SYMBOL LEGEND

○	FOUND SURVEY MONUMENT
●	SET SURVEY MONUMENT



REMAINDER OF
CROWN PINE TIMBER 3, L.P.
"TRACT PLK-29"
VOL. 1613, PG. 481
O.P.R.P.C.T.

"86.874 ACRES"
FND 3"X3"
CONCRETE
MONUMENT
W/DISK STAMPED
"5-121 KIRBY"

REMAINDER OF
MWF V SABINE RIVER, LLC
CALLED 69.944 ACRES
"MO 1242, TRACT TWO"
VOL. 2242, PG. 471
O.P.R.P.C.T.

REMAINDER OF
ACREAGE DEVELOPMENTS, LLC.
CALLED 86.874 ACRES
VOL. 2591, PG. 299
O.P.R.P.C.T.

20' EASEMENT
VOL. 2598, PG. 683
O.P.R.P.C.T.
(SEE ITEM 10R)

POB
SET 1/2" I.R.
W/TPS CAP
N: 10,246,040.75
E: 4,087,876.95

TRACT 3
10.500 ACRES
PORTION OF
ACREAGE DEVELOPMENTS, LLC.
CALLED 86.874 ACRES
VOL. 2591, PG. 299
O.P.R.P.C.T.

MWF V SABINE RIVER, LLC
CALLED 101.610 ACRES
"MO 1260"
VOL. 2242, PG. 471
O.P.R.P.C.T.

REMAINDER OF
ACREAGE DEVELOPMENTS, LLC.
CALLED 86.874 ACRES
VOL. 2591, PG. 299
O.P.R.P.C.T.

FND 3"X3"
CONCRETE
MONUMENT
W/DISK STAMPED
"5-122 KIRBY"

BOUNDARY SURVEY

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.

BEING A 10.500 ACRE TRACT OF LAND SITUATED IN THE I. G.N. RR. CO. SURVEY, ABSTRACT NUMBER 675, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 86.874 ACRE TRACT DESCRIBED IN INSTRUMENT TO ACREAGE DEVELOPMENTS, LLC., RECORDED VOLUME 2591, PAGE 299 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 86.874 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48373C0525C, HAVING AN EFFECTIVE DATE OF 09-03-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

PROJECT	38715_TR3
FIELD DATE	4/28/2025
DRAWN BY	ADV
CHECKED BY	MJW
FIELD CREW	JN
REV 1	
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYING
TPS

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

ADDRESS.....BENNY GRIFFIN ROAD, LIVINGSTON, TX, 77351
SURVEY.....I. & G.N. RR. CO., A - 675
SUBJECT.....10.500 ACRES
COUNTY.....POLK

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

