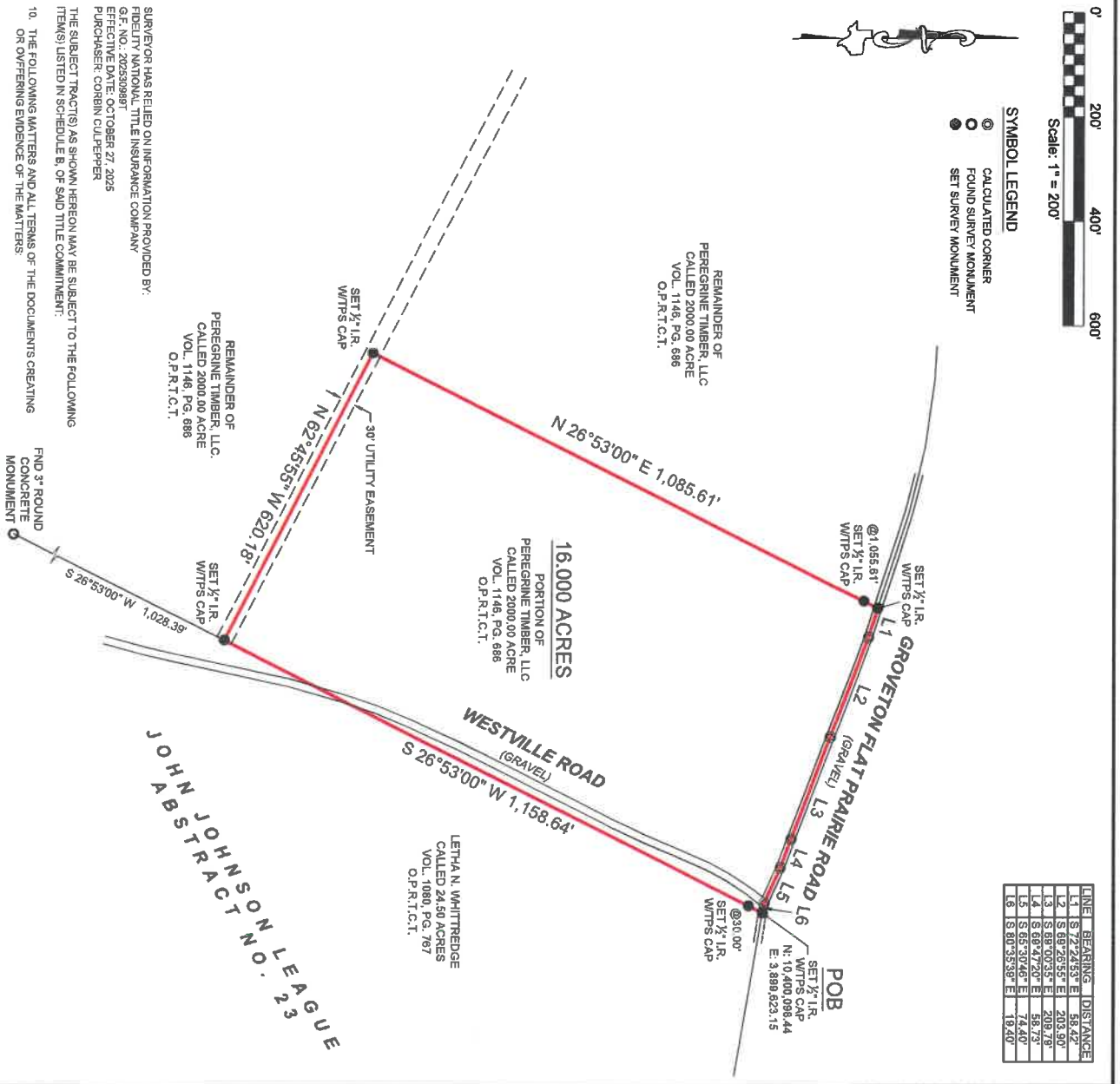




- SYMBOL LEGEND**
- ⊙ CALCULATED CORNER
  - FOUND SURVEY MONUMENT
  - SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 72°24'53" E	58.42'
L2	S 89°28'55" E	203.90'
L3	S 89°00'35" E	209.78'
L4	S 87°47'20" E	58.42'
L5	S 97°47'20" E	19.40'
L6	S 90°32'39" E	19.40'



SUPERVISOR HAS RELIED ON INFORMATION PROVIDED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. NO.: 20233099997 EFFECTIVE DATE: OCTOBER 27, 2025 PURCHASER: CORBIN CULPEPPER

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

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OVERRIDING EVIDENCE OF THE MATTERS:
  - a.) RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS, PER VOL. 146, PG. 342, D.R.T.C.T. (NOT LOCATED HEREON)
  - 1.) RIGHT-OF-WAY FOR ROAD PURPOSES TO Z. O. HAMILTON, PER VOL. 145, PG. 182, D.R.T.C.T. (BLANKET IN NATURE)
  - u.) EASEMENT TO GULF STATES UTILITIES COMPANY, PER VOL. 221, PG. 38, D.R.T.C.T. (UNABLE TO LOCATE)
  - v.) PRELIMINE EASEMENT AGREEMENT BETWEEN TEREBO TIMBER, LLC AND ETC KATY PIPELINE, LTD., PER VOL. 802, PG. 807, O.P.R.T.C.T. (NOT LOCATED HEREON)
  - w.) RIGHT-OF-WAY TO ENTERGY GULF STATES, INC., PER VOL. 814, PG. 254, O.P.R.T.C.T. (UNABLE TO LOCATE)
  - cc.) NON-EXCLUSIVE EASEMENT AND OTHER SURFACE USE RIGHTS TO PURE RESOURCES, L.P., PER VOL. 654, PG. 661, O.R.T.C.T. (NOT A PLOTTABLE ITEM / BLANKET IN NATURE)
  - dd.) NON-EXCLUSIVE EASEMENT AND RIGHTS OF ACCESS GRANTED TO PURE RESOURCES, L.P., PER VOL. 654, PG. 661, O.R.T.C.T. (NOT A PLOTTABLE ITEM / BLANKET IN NATURE)
  - ii.) RECIPROCAL NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN TEREBO TIMBER, LLC AND GEORGE GALLOWAY, ET AL, PER VOL. 693, PG. 685, O.R.T.C.T. (NOT LOCATED HEREON)

**BOUNDARY SURVEY**

BING A 16,000 ACRE TRACT OF LAND SITUATED IN THE JOHN JOHNSON LEAGUE, ABSTRACT NUMBER 23, TRINITY COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED IN INSTRUMENT TO PEREGRINE TIMBER, LLC RECORDED IN PUBLIC RECORDS OF TRINITY COUNTY, TEXAS (O.P.R.T.C.T.) SAID 16,000 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.

PROJECT: 41287  
 FIELD DATE: 11-05-2025  
 DRAWN BY: ADY  
 CHECKED BY: MLS / MN  
 FIELD CREW: JN  
 REV 1  
 REV 2  
 REV 3  
 REV 4

**TEXAS PROFESSIONAL SURVEYING & MAPPING**  
 3835 N. Fidelity Center, Suite 1700  
 Ft. Worth, TX 76107  
 Phone: 817.247.4747 Fax: 817.247.4744  
 www.texasprofessional.com  
 Firm No. 00094900

ADDRESS: WESTVILLE ROAD, GROVETON, TX, 75946  
 LEAGUE: JOHN JOHNSON, A-23  
 SUBJECT: 16,000 ACRES TRINITY COUNTY

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.

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION, THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

Thomas A. McIntyre  
 Registered Professional Land Surveyor, No. 6921



# 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

16,000 ACRES

IN THE JOHN JOHNSON LEAGUE, ABSTRACT NUMBER 23

TRINITY COUNTY, TEXAS

BEING a 16,000 acre tract of land situated in the John Johnson League, Abstract Number 23, Trinity County, Texas, being a portion of that certain called 2000.00 acre tract, described in instrument to Peregrine Timber, LLC, recorded in Volume 1146, Page 686, of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.), said 16,000 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of Groveton Flat Prairie Road, the southeasterly margin of Westville Road, for the common northerly corner of said 2000.00 acre tract and that certain called 24.50 acre tract described in instrument to Letha N. Whittledge, recorded in Volume 1080, Page 767, O.P.R.T.C.T., being the northeasterly corner of the herein described 16,000 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of N: **10,400,098.44**, E: **3,899,623.15**, Central Zone, grid measurements;

THENCE South 26°53'00" West, with the common line between said 2000.00 acre tract and said 24.50 acre tract, crossing the margins of said Westville Road, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference in the southwesterly margin of said Groveton Flat Prairie Road, in all, a total distance of 1,158.64 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 16,000 acre tract, from which a 3 inch round concrete monument found for reference, bears South 26°53'00" West, 1,028.39 feet;

THENCE severing, over and across said 2000.00 acre tract, the following two (2) courses and distances:

1. North 62°45'55" West, 620.18 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 16,000 acre tract;
2. North 26°53'00" East, at a distance of 1,055.61 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1,085.61 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of said Groveton Flat Prairie Road, the northeasterly line of said 2000.00 acre tract, for the northwesterly corner of the herein described 16,000 acre tract;

THENCE with the centerline of said Groveton Flat Prairie Road, the northeasterly line of said 2000.00 acre tract, the following six (6) courses and distances:

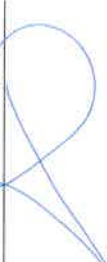
1. South 72°24'53" East, 58.42 feet, to a calculated point for corner;
2. South 69°26'55" East, 203.90 feet, to a calculated point for corner;
3. South 69°00'35" East, 209.79 feet, to a calculated point for corner;

4. South 69°47'20" East, 58.73 feet, to a calculated point for corner;
5. South 65°30'46" East, 74.40 feet, to a calculated point at the intersection of the centerline of said Groveton Flat Prairie Road with the centerline of said Westville Road, for corner;
6. South 80°35'39" East, 19.40 feet, to the **POINT OF BEGINNING** and containing a computed area of 16.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 11, 2025, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 41287.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

November 18, 2025  
Date



Thomas A. McIntyre  
R.P.L.S. No. 6921

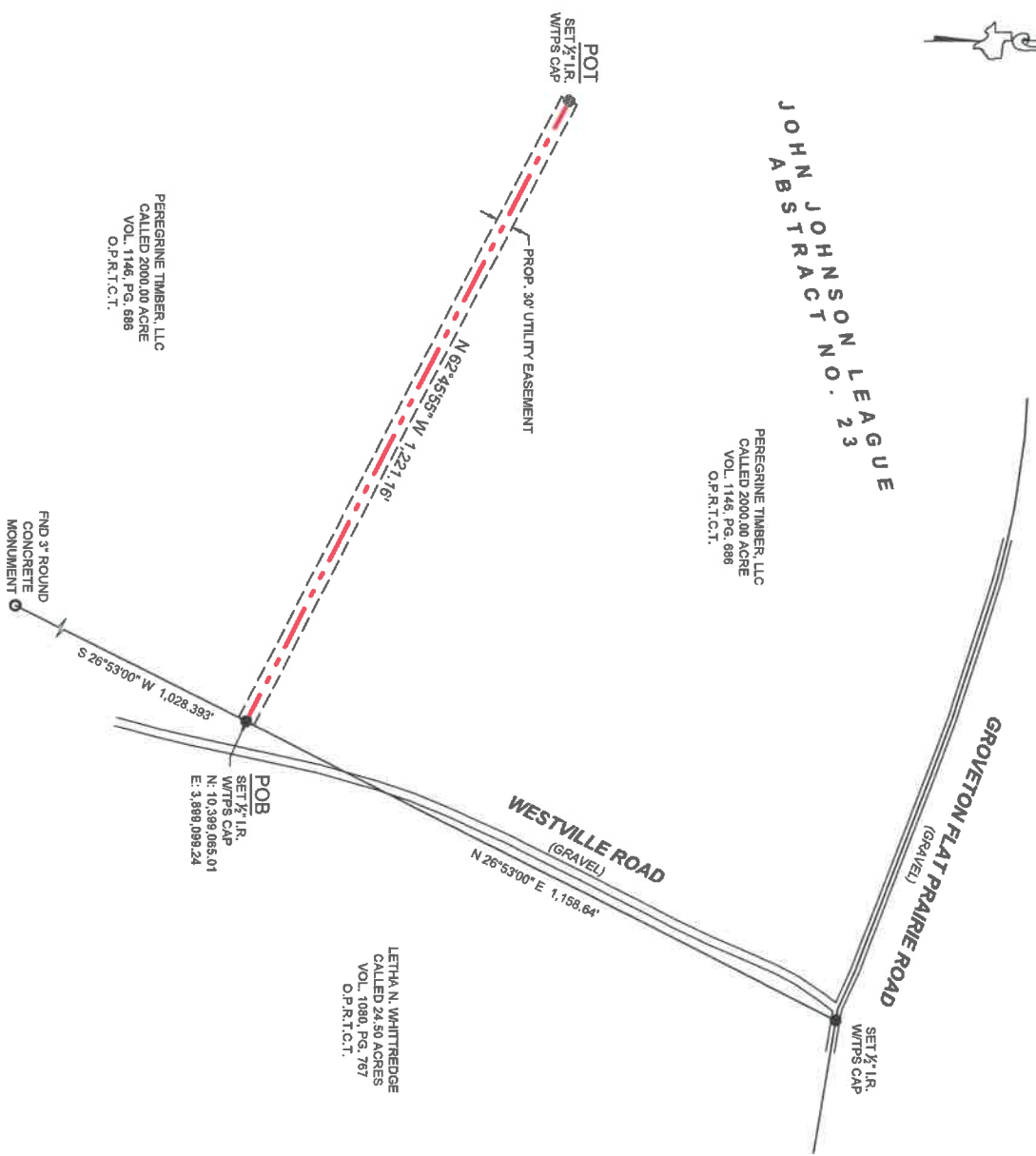


- SYMBOL LEGEND**
- ⊙ CALCULATED CORNER
  - FOUND SURVEY MONUMENT
  - SET SURVEY MONUMENT



**JOHN JOHNSON LEAGUE  
ABSTRACT NO. 23**

PEREGRINE TIMBER, LLC  
CALLED 2000.00 ACRE  
VOL. 1146, PG. 686  
O.P.R.T.C.T.



PEREGRINE TIMBER, LLC  
CALLED 2000.00 ACRE  
VOL. 1146, PG. 686  
O.P.R.T.C.T.

LETHA N. WHITTREDGE  
CALLED 24.50 ACRES  
VOL. 1080, PG. 787  
O.P.R.T.C.T.

**POB**  
SET 1/2" I.R.  
WITPS CAP  
N: 10,389,065.01  
E: 3,899,099.24

FOUND 3" ROUND  
CONCRETE  
MONUMENT

PROJECT	41387 - AE
FIELD DATE	11-05-2025
DRAWN BY	MM
CHECKED BY	MM
FIELD CREW	JN
REV 1	
REV 2	
REV 3	
REV 4	

**TEXAS PROFESSIONAL SURVEYING & TIPS**

300 N. Foster, Suite 1700, Dallas, TX 75201  
Ph: 972.252.6747 Fax: 972.252.6748  
www.texasprofessional.com  
Form No. 10020000

ADDRESS: WESTVILLE ROAD, GROVETON, TX, 75945  
LEAGUE: JOHN JOHNSON LEAGUE  
SUBJECT: 30' UTILITY EASEMENT TRINITY COUNTY

**30' WIDE UTILITY EASEMENT EXHIBIT**

BEING A 30 FOOT WIDE UTILITY EASEMENT (EASEMENT) SITUATED IN THE JOHN JOHNSON LEAGUE, ABSTRACT NUMBER 23, TRINITY COUNTY, TEXAS, BEING OVER AND ACROSS A PORTION OF THAT CERTAIN TRINITY COUNTY, TEXAS, BEING OVER DESCRIBED INSTRUMENT TO PEREGRINE TIMBER, LLC, RECORDED IN VOLUME 1146, PAGE 686, OF THE PUBLIC RECORDS OF TRINITY COUNTY, TEXAS (O.P.R.T.C.T.) SAID EASEMENT BEING 15 FEET PARALLEL AND ADJACENT TO BOTH SIDES OF THE ATTACHED CENTERLINE DESCRIPTION.

Thomas A. McHenry  
Registered Professional Land Surveyor No. 6921

# 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 30 FOOT WIDE UTILITY EASEMENT IN THE JOHN JOHNSON LEAGUE, ABSTRACT NUMBER 23 TRINITY COUNTY, TEXAS

BEING a 30 foot wide Utility Easement (easement) situated in the John Johnson League, Abstract Number 23, Trinity County, Texas, being over and across a portion of that certain called 2000.00 acre tract, described in instrument to Peregrine Timber, LLC, recorded in Volume 1146, Page 686, of the Official Public Records of Trinity County, Texas (O.P.R.T.C.T.), said easement being 15 feet parallel and adjacent to both side of the following centerline description:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in westerly margin of Westville Road, the common line between said 2000.00 acre tract and that certain called 24.50 acre tract described in instrument to Letha N. Whittedge, recorded in Volume 1080, Page 767, O.P.R.T.C.T., from which a 3 inch round concrete monument found, for reference, bears South 26°53'00" West, 1,028.39 feet, also from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Groveton Flat Prairie Road, for the common northerly corner of said 2000.00 acre tract and said 24.50 acre tract bears North 26°53'00" East, 1,158.64 feet, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,399,065.01, E: 3,899,099.24**, Central Zone, grid measurements;

THENCE North 62°45'55" West, 1,221.16 feet, over and across said 2000.00 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF TERMINUS** of the herein described easement;

This Field Note Description was prepared from a survey performed on the ground on November 11, 2025, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 41287.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

November 18, 2025  
Date



Thomas A. McIntyre  
R.P.L.S. No. 6921