BBB&C RR CO SURVEY
A-150

COUNTY ROAD 2293

COUNTY ROAD 2309

CEDAR FCP

PRIVATE ROAD 2293A
(DIRT ROAD)

CALLED 41.689 AC
JAMES A & HAZEL P. STALSBY
PID NO. 22090

POB
FND 4X4 CONC MON
12" CEDAR FCP
N 87°39'10" W - 4.20'

S 86°11'17" W 2490.42'

FND 1/2" I.R.
6" WOOD FCP
N 82°36'01" E - 0.16'

FND 3/8" I.R.
6" WOOD FCP
S 03°19'27" E - 0.28'
X-TIE FNC END
N 05°23'52" W - 25.36'

TRACT K2 ON PG 24 OF 24
CALLED 1475.62 ACRES
RAYONIER FOREST RESOURCES LP
CFN 2014003311

W. WILLIAMS SURVEY
A-399

N 86°41'56" E 10762.50'

TREE/PAINT
TREE/PAINT BOISDARC FNC POST
TREE/PAINT FNC POST
TREE/PAINT BOISDARC FP

E.M. TANNER SURVEY
A-360

FND 3X3 CONC MON BRASS DISC SE COR E M TANNER
FND 3/4" I.P.
S 83°02'49" W - 0.29'

N 86°26'01" E
752.62'

FND 3" ALUM CAP COR 21 TR 47

S 09°38'43" W 1336.01'

FND 3" ALUM DISC COR 20 TR 47

S 18°40'16" E 396.46'

FND 3" ALUM DISC COR 19 TR 47

S 31°06'22" E 784.73'

FND 3" ALUM DISC COR 18 TR 47

S 12°41'05" W 1780.27'

FND 3" ALUM DISC COR 17 TR 47

S 22°41'09" E 823.07'

FND 3" ALUM DISC COR 16 TR 47

755.02'
S 36°03'48" W

FND 3" ALUM DISK COR 15 TR 47

626.46'
S 64°17'48" W

FND 3" ALUM DISC COR 14 TR 47

1140.07'
S 40°09'52" W

FND 3" ALUM DISC COR 13 TR 47

S 12°54'06" E - 217.44'

S 18°51'50" W - 167.56'

FND 3" ALUM DISC COR 12 TR 47

FND 3" ALUM CAP COR 11 TR 47

S 74°58'47" E - 257.93'

FND 3" ALUM DISC COR 10 TR 47

ORIGINAL TRACT LINE

FND 3" ALUM CAP COR 7 TR 47

S 58°00'57" W - 461.36'

FND 3" ALUM DISC COR 5 TR 47

212.96'
S 26°29'11" W

FND 3" ALUM DISC COR 9 TR 47

S 66°43'40" W - 309.00'

FND 3" ALUM DISC COR 8 TR 47

N 13°55'06" W - 264.95'

FND 3" ALUM DISC COR 6 TR 47

N 59°36'52" W - 467.65'

S 55°06'30" W 2334.18'

SET 5/8" I.R.

S 05°05'41" W - 483.84'

FND 3" ALUM DISC COR 3 TR 47

842.35'
S 62°22'40" W

FND 3" ALUM DISC COR 2 TR 47

FND 3" ALUM DISK COR 1 TR 47 AT 24" PINE
T- POST
N 65°43'01" E - 3.83'

FND 1/4" I.R.
FND 1/4" I.R.
S 46°13'08" W - 0.30'
6" WOOD POST
S 04°36'33" W - 3.71'

738.04'
S 70°08'46" W

S 86°31'35" W - 70.46'

S 03°11'53" E - 433.60'

FND 1/2" 18" DEEP
X-TIE FCP
N 60°08'22" W - 15.61'
T-POST
N 16°12'22" W - 46.65'

GATE

X-TIE

CLFCP

CLFCP

T-POST

TREE

S 86°29'42" W 3335.77'

SET 5/8" I.R.
FND T-POST
S 41°00'20" W - 0.49'

FND 1/2" C.I.R. CHANDLER 5292
3" PIPE FNC POST HIGH
N 49°58'11" W - 0.39'

N 07°00'37" W 1410.04'

3" PIPE FCP

3" PIPE FCP

3" PIPE FCP

3" PIPE FCP

N 02°06'52" W 5034.17'

HIGH FENCE

TRAIL

TRAIL

TRAIL

TRAIL

TRAIL

N 03°27'07" W 1956.56'

FND SAND STONE
X-TIE FCP
N 13°20'13" W - 1.43'

N 03°01'18" W 1755.17'

HIGH FENCE
S 87°09'39" W 1179.98'

FND 1/2" C.I.R. CHANDLER 5292
at T-POST
3" PIPE FCP HIGH
N 36°40'28" W - 0.06'

FND 3" ALUMINUM DISC
3" PIPE FNC POST HIGH
S 34°39'52" W - 0.47'

M.E. PULIDO SURVEY
A-329

TERA LYNN HUFFMAN
CALLED 101.881 ACRES
CFN 201903284

R.E. BLACKWELL SURVEY
A-672

R.E. BLACKWELL SURVEY
A-673

N.T. JASON SURVEY
A-690

TERRY ANDRUS
CALLED 163.6 ACRES
CFN 2013002928

F.H. VOTAH SURVEY
A-837

CALLED 928.7 AC
TERRY ANDRUS AND WIFE
KIMBERLY ANDRUS
CFN 2009015210

C. BURNETT SURVEY
A-140

C. BAKER SURVEY
A-134

CALLED 4413.845 AC
TIMBERVEST PARTNES III TEXAS, LLC
CFN 201240012

1935.200 ACRES

CALLED 1559.031 AC
TIMBERVEST PARTNES III TEXAS, LLC
CFN 201240012

TRACT 2
CALLED 565.319 AC
B & S COMMERCIAL
ENTERPRISES, LLC
CFN 2019034646

TRACT 1
CALLED 1000.882 AC
B & S COMMERCIAL
ENTERPRISES, LLC
CFN 2019034646

TRACT 3
CALLED 21.887 AC
B & S COMMERCIAL ENTERPRISES, LLC
CFN 2019034646

CALLED 26.63 AC
TERRY ANDRUS
CFN 2010009451

A.B. HARDIN SURVEY
A-221

SEE
INSET "A"

INSET "A"
NTS

COVERED
CONCRETE

METAL
BUILDING

N

W E

S

SCALE: 1"=600'

600 0 600 1200 1800 Feet

PLAT SHOWING

BEING ALL THAT CERTAIN 1935.200 ACRE TRACT OF LAND SITUATED IN THE CALEB BAKER SURVEY, ABSTRACT NO. 134, LIBERTY COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN 387.8179 ACRE TRACT AND A PORTION OF THAT CERTAIN 1,499.4212 ACRE TRACT, SAID TRACTS BEING CONVEYED FROM 25610 LIBERTY PARTNERS, LTD. TO TIMBERVEST PARTNERS III TEXAS, LLC BY SPECIAL WARRANTY DEED DATED DECEMBER 30, 2011, RECORDED IN CLERK'S FILE NO. 2012400112 (CFN 2012400112), OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

LEGEND

POB - POINT OF BEGINNING
I.R. - IRON ROD
I.P. - IRON PIPE
ROW - RIGHT-OF-WAY
FCP - CHAIN LINK FENCE CORNER POST

BOUNDARY LINE

ABSTRACT BOUNDARY LINE

FENCE LINE — X —

OVERHEAD POWER LINE — P —

NOTES:
1. "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "D. COLLINS RPLS 6488".
2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.
3. 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 YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINE OR OTHER RESTRICTIONS NOT REFLECTED ON THIS SURVEY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES ESTABLISHED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ARTICLE 5282K, V.T.C.S.)

STATE OF TEXAS
REGISTERED
DAVID R. COLLINS, JR.
6488
PROFESSIONAL
LAND SURVEYOR

LAST REVISED: APRIL 9, 2026
MARCH 27, 2026

DATE

DAVID R. COLLINS, JR.
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6488

TIMBERVEST PARTNERS PULIDO TRACT

LAND BOUNDARY SURVEY
1935.200 ACRES
C. BAKER SURVEY, ABSTRACT NO. 134
LIBERTY COUNTY, TEXAS

COLLINS SURVEYING & MAPPING, INC.
910 JUDSON ROAD, LONGVIEW, TEXAS 75601
(903) 234-8051 WWW.COLLINSSURVEYING.COM
FIRM NO - 10023000

DRAWN BY: PDD | CHECKED BY: DRCJR | NO JOB: TP7005-26