

BUFFALO BAYOU, BRAZOS AND COLORADO RAIL ROAD COMPANY SURVEY, SECTION 46, ABSTRACT 95, BUFFALO BAYOU, BRAZOS AND COLORADO RAIL ROAD COMPANY SURVEY, SECTION 252, ABSTRACT 125 AND THE WASHINGTON COUNTY RAILROAD COMPANY SURVEY, ABSTRACT 507 ALL OF HARDIN COUNTY, TEXAS.

Surveyor's Note(s)

(1) All bearings recited herein are based on TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS CENTRAL ZONE (2277 EPSG) FIPS 4203, derived from GPS observations US Survey Feet, all distances are grid.

(2) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.

(3) Subject property lies in Zone X according to the F.E.M.A. Flood Hazard Boundary Map 48199C0500F dated October 6, 2010. Actual field elevations not determined unless requested.

(4) This tract abuts and adjoins a public road.

(5) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4-Rural, TSPS Standard Land Survey.

SEE ATTACHED LEGAL DESCRIPTION

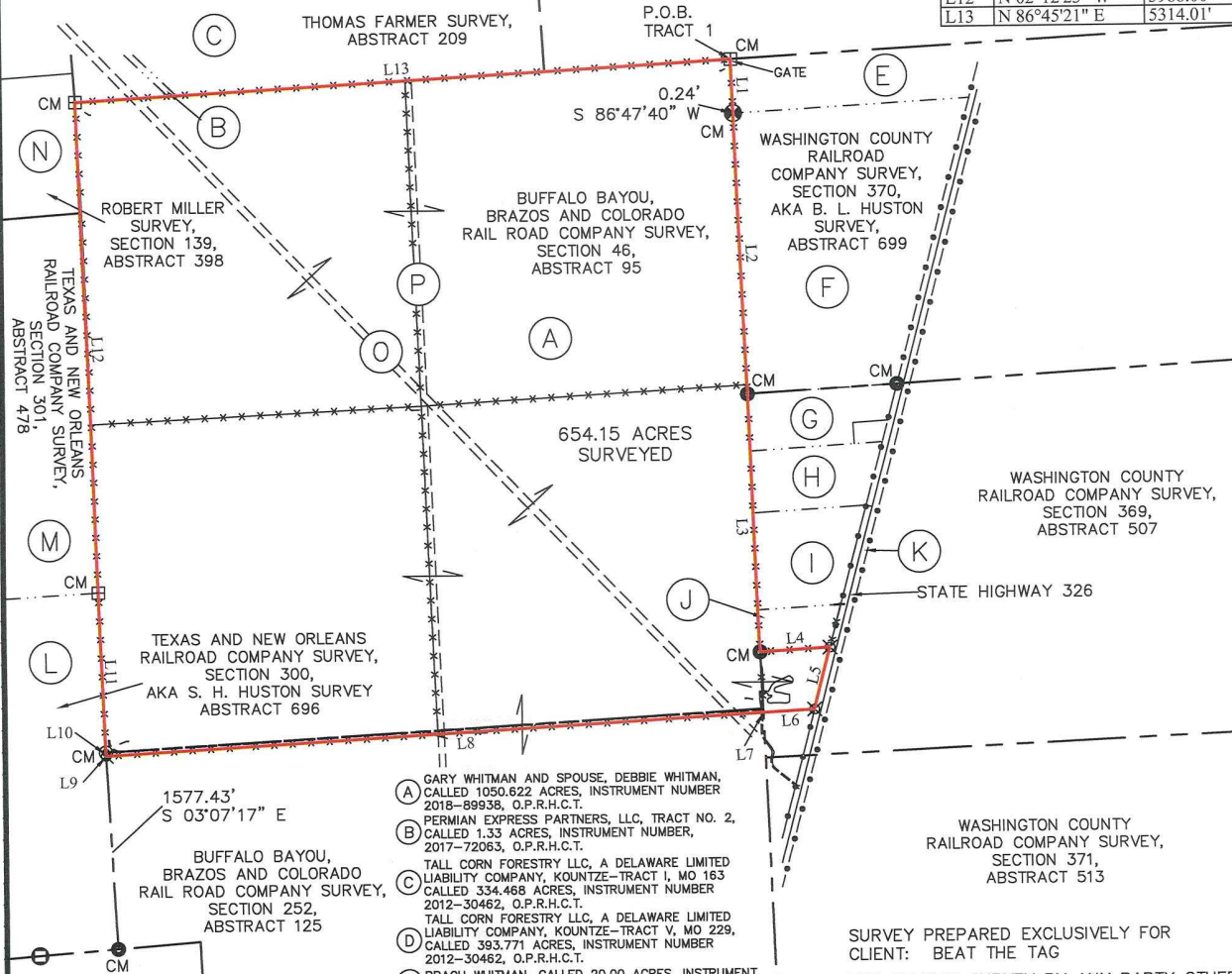
LEGEND

- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- ⊗ 1/2" IRON ROD WITH MSS 6569 CAP SET
- ⊕ CONCRETE MONUMENT FOUND
- 3/8" IRON ROD FOUND
- ⊗ 1/2" IRON ROD FOUND W SOUTEX CAP
- ⊖ IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- BOUNDARY LINE
- - - PROPERTY LINE
- OHE POWER LINES
- - - SURVEY LINE
- × × × FENCE



0 1000 2000

LINE	BEARING	DIST.
L1	S 02°20'33" E	440.21'
L2	S 02°20'33" E	2275.85'
L3	S 02°20'12" E	2102.04'
L4	N 86°42'49" E	566.57'
L5	S 14°38'47" W	516.54'
L6	S 86°43'43" W	415.67'
L7	S 86°43'43" W	0.31'
L8	S 86°43'43" W	5328.04'
L9	S 86°43'43" W	1.33'
L10	N 03°07'17" W	29.80'
L11	N 02°02'26" W	1294.51'
L12	N 02°12'23" W	3988.00'
L13	N 86°45'21" E	5314.01'



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.
Given under by hand & seal, this the 12th day of January, 2023.

By: *Kimble A. Morgan*
Kimble A. Morgan RPLS# 6569
Morgan Surveying Services, LLC
120 East Lamar Street, Jasper, TX 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC
FIRM NO.10194159
PLAT VOID IF NOT SIGNED IN RED.

- (A) GARY WHITMAN AND SPOUSE, DEBBIE WHITMAN, CALLED 1050.622 ACRES, INSTRUMENT NUMBER 2018-89938, O.P.R.H.C.T.
- (B) PERMIAN EXPRESS PARTNERS, LLC, TRACT NO. 2, CALLED 1.33 ACRES, INSTRUMENT NUMBER, 2017-72063, O.P.R.H.C.T.
- (C) TALL CORN FORESTRY LLC, A DELAWARE LIMITED LIABILITY COMPANY, KOUNTZE-TRACT I, MO 163 CALLED 334.468 ACRES, INSTRUMENT NUMBER 2012-30462, O.P.R.H.C.T.
- (D) TALL CORN FORESTRY LLC, A DELAWARE LIMITED LIABILITY COMPANY, KOUNTZE-TRACT V, MO 229, CALLED 393.771 ACRES, INSTRUMENT NUMBER 2012-30462, O.P.R.H.C.T.
- (E) BRACH WHITMAN, CALLED 20.00 ACRES, INSTRUMENT NUMBER 2021-114926, O.P.R.H.C.T.
- (F) GARY WHITMAN AND WIFE, DEBBIE WHITMAN, REMAINDER OF A CALLED 101.50 ACRES, INSTRUMENT NUMBER 2021-114060, O.P.R.H.C.T.
- (G) FRANK R. MARKS AND MELODY C. MARKS, CALLED 11.09 ACRES, VOLUME 1525 PAGE 116 INSTRUMENT NUMBER, 2005-8812, O.P.R.H.C.T.
- (H) RICHARD COCO, CALLED 11.544 ACRES VOLUME 1122 PAGE 834, O.P.R.H.C.T.
- (I) JUDY D. TAYLOR, CALLED 15.00 ACRES, INSTRUMENT NUMBER, 2015-60351, O.P.R.H.C.T.
- (J) BARRY GORDON BISHOP, CALLED 5 ACRES, INSTRUMENT NUMBER, 2018-82139, O.P.R.H.C.T.
- (K) STATE OF TEXAS, EASEMENT, STATION 556+32 TO STATION 586+00, CALLED 6.82 ACRES, VOLUME 153 PAGE 358, D.R.H.C.T.
- (L) BEAT THE TAG, LLC, CALLED 590.6 ACRES, INSTRUMENT NUMBER 2016-70392, O.P.R.H.C.T.
- (M) TALL CORN FORESTRY LLC, A DELAWARE LIMITED LIABILITY COMPANY, KOUNTZE-TRACT II, MO 232, TRACT 1, CALLED 598.504 ACRES, INSTRUMENT NUMBER 2012-30462, O.P.R.H.C.T.
- (N) TALL CORN FORESTRY LLC, A DELAWARE LIMITED LIABILITY COMPANY, KOUNTZE-TRACT IV, MO 221, TRACT 2, CALLED 35.0 ACRES, INSTRUMENT NUMBER 2012-30462, O.P.R.H.C.T.
- (O) PERMIAN EXPRESS PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MAXIMUM 60' EASEMENT, FNS 282/392, INSTRUMENT NUMBER 2017-72065, O.P.R.H.C.T.
- (P) COBRA OIL & GAS CORPORATION, A TEXAS CORPORATION, 50' EASEMENT, VOLUME 1236 PAGE 849, O.P.R.H.C.T.

SURVEY PREPARED EXCLUSIVELY FOR CLIENT: BEAT THE TAG
USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED

PLAT SHOWING A 654.15 ACRE TRACT OUT OF THE BUFFALO BAYOU, BRAZOS AND COLORADO RAIL ROAD COMPANY SURVEY, SECTION 46, ABSTRACT 95, THE BUFFALO BAYOU, BRAZOS AND COLORADO RAIL ROAD COMPANY SURVEY, SECTION 252, ABSTRACT 125 AND THE WASHINGTON COUNTY RAILROAD COMPANY SURVEY, ABSTRACT 507 OF HARDIN COUNTY AND BEING PART OF A CALLED 1050.622 ACRE TRACT HAVING BEEN CONVEYED TO GARY WHITMAN AND SPOUSE, DEBBIE WHITMAN BY A DEED RECORDED BY INSTRUMENT NUMBER 2018-89938 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.