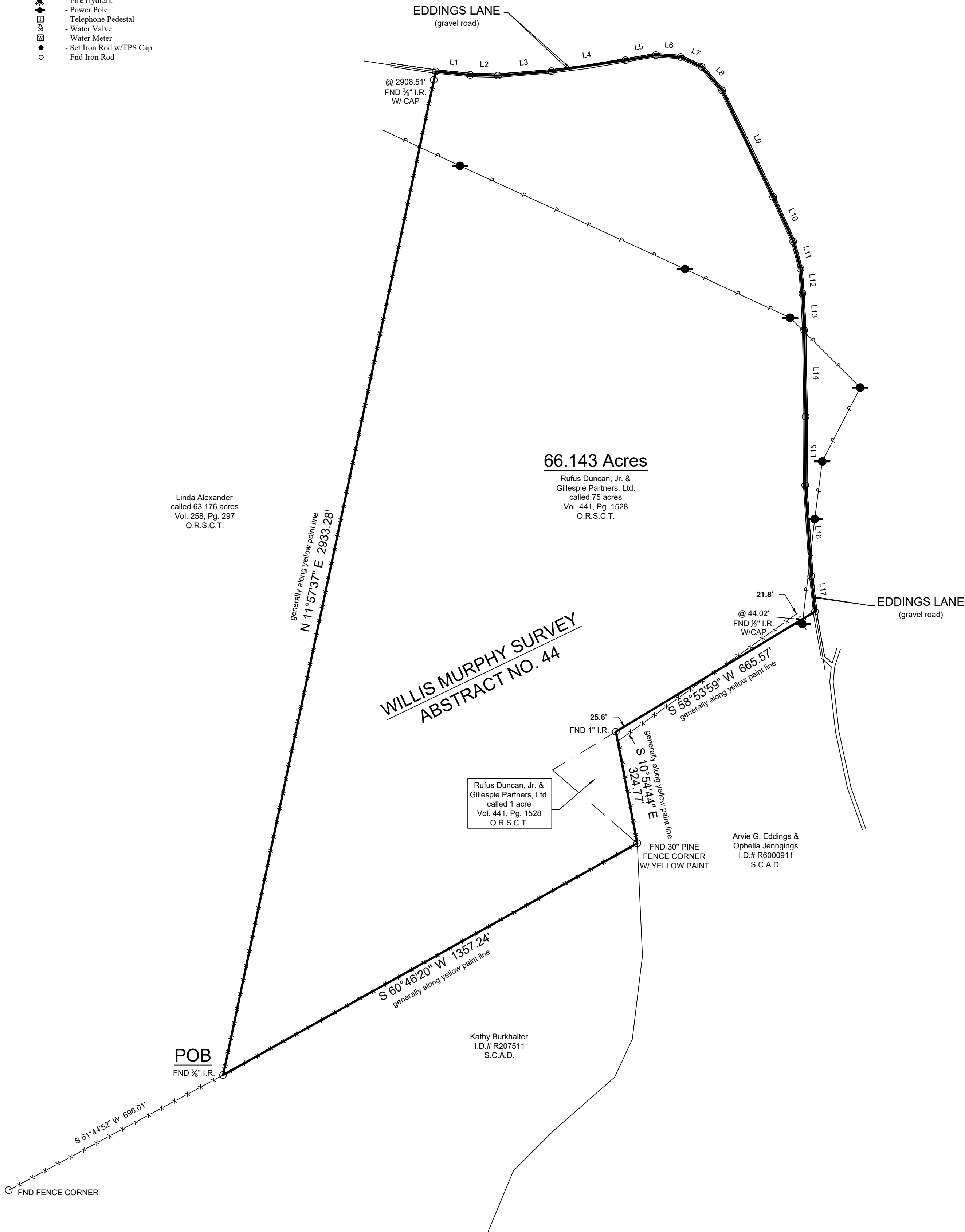




SYMBOL LEGEND	
	- Overhead Power Line
	- Guy Wire
	- Wood Fence
	- Wrought Iron Fence
	- Chainlink Fence
	- Wire Fence
	- Fire Hydrant
	- Power Pole
	- Telephone Pedestal
	- Water Valve
	- Water Meter
	- Set Iron Rod w/TPS Cap
	- End Iron Rod

LINE	BEARING	DISTANCE
L1	S 84°13'55" E	99.20'
L2	S 88°33'28" E	79.39'
L3	N 85°17'28" E	153.50'
L4	N 81°34'32" E	213.90'
L5	N 80°15'06" E	88.00'
L6	S 85°39'16" E	71.76'
L7	S 64°35'14" E	66.42'
L8	S 40°58'50" E	88.67'
L9	S 25°37'33" E	337.97'
L10	S 24°08'42" E	139.55'
L11	S 15°03'21" E	80.63'
L12	S 04°29'49" E	71.08'
L13	S 02°41'39" E	105.16'
L14	S 00°55'23" E	246.77'
L15	S 00°16'11" W	196.76'
L16	S 03°46'10" E	260.38'
L17	S 06°14'03" E	101.63'



BEING a 66.143 acre tract of land situated in the Willis Murphy Survey, Abstract Number 44, Sabine County, Texas, being all of that same called 75 acre tract and all of that same called 1 acre tract, both described in instrument to Rufus Duncan, Jr. and Gillespie Partners, Ltd., recorded in Volume 441, Page 1528 of the Official Records of Sabine County, Texas, (O.R.S.C.T.), said 66.143 acre tract being more particularly described by attached metes and bounds description.

General Notes:

- 1) © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 2) Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 3) Fences as shown
- 4) See attached metes and bounds.

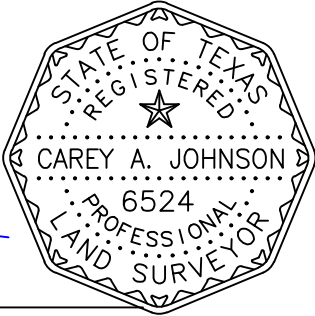
Surveyor has relied on information provided by:
Chicago Title Insurance Company
G.F. No. 54488
Effective date: August 8, 2019

Purchaser _____ Duncan-Two, Ltd
Address _____ Eddings Lane, Bronson Tx, 75930
Lot _____ Block _____, Section _____
Survey _____ Willis Murphy _____, A 44
Area _____ 66.143 Acres
Subdivision _____
Cabinet _____, Sheet _____, Records _____
County, Texas

Job No.: _____ D332-01A
Scale: _____ 1"=200'
Date: _____ 8-16-2019
Drawn By: _____ CPP
Field Crew: _____ TC
Revised: _____

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

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
Registered Professional Land Surveyor No. 6524