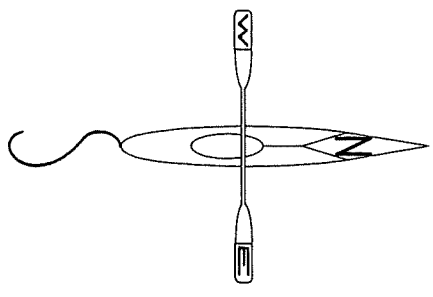


# LAND TITLE SURVEY

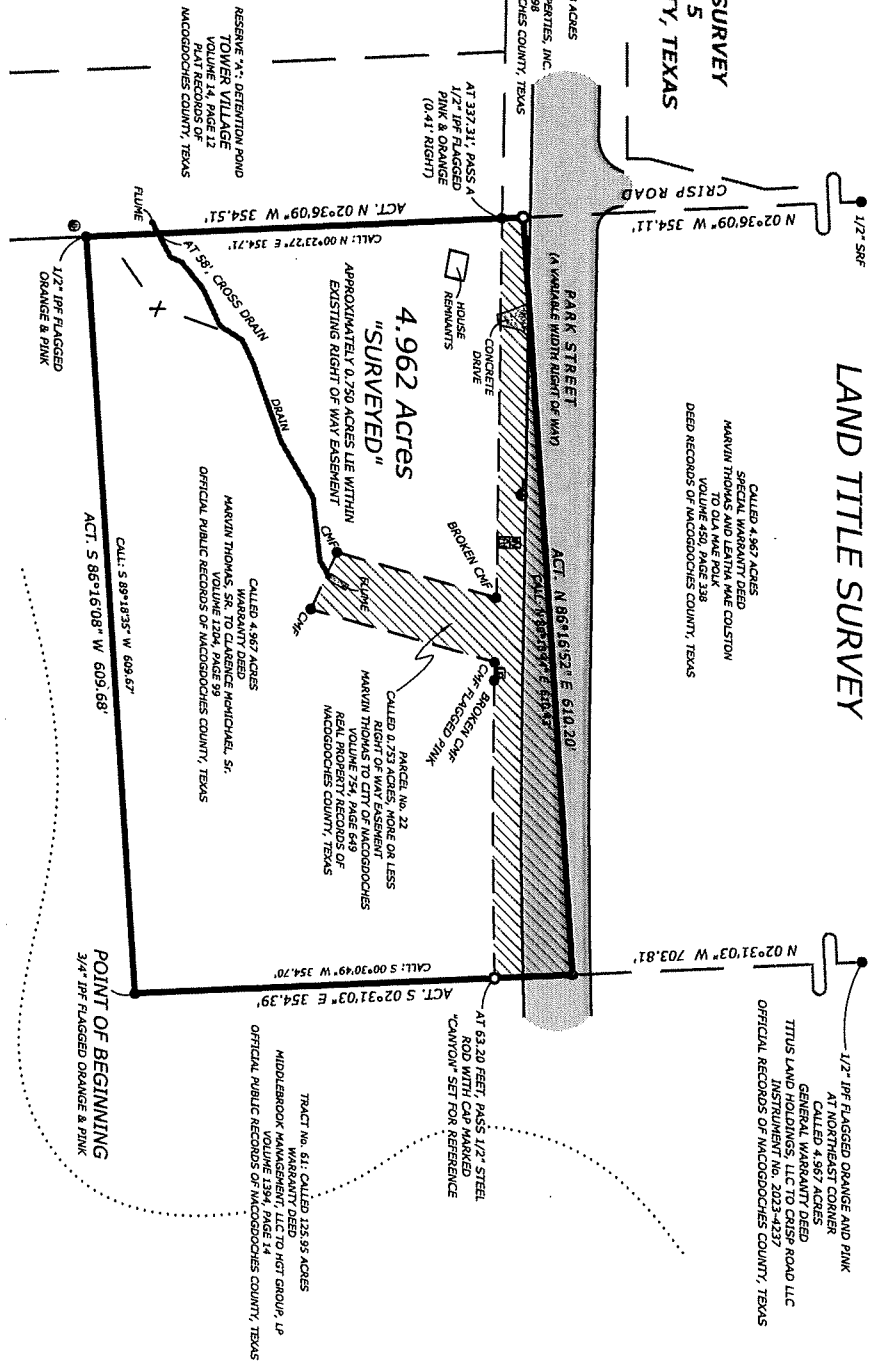
**ANTONIO ARRIOLA SURVEY**  
**ABSTRACT NO. 5**  
**NACOGDOCHES COUNTY, TEXAS**



TRACT No. 5 (RESIDUAL) 6.38 ACRES  
 CORRECTION DEED  
 R.G. WILLIS TO R.G. WILLIS PROPERTIES, INC.  
 VOLUME 1149, PAGE 298  
 OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS

TRACT No. 22 (RESIDUAL) 0.753 ACRES, MORE OR LESS  
 CORRECTION DEED  
 MARVIN THOMAS TO CLARENCE MICHAEL, JR.  
 VOLUME 1204, PAGE 99  
 OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS

TRACT No. 61 (RESIDUAL) 125.95 ACRES  
 CORRECTION DEED  
 MIDDLEBROOK MANAGEMENT, LLC TO HGT GROUP, LP  
 VOLUME 1394, PAGE 14  
 OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS



1. CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6807, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL 2023, OF THE PROPERTY LOCATED ON PARK STREET, NACOGDOCHES, TEXAS, 75961, BEING 4.962 ACRES OF LAND SITUATED IN THE ANTONIO ARRIOLA SURVEY, ABSTRACT No. 5, NACOGDOCHES COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN PLOT CALLED 4.962 ACRES DESCRIBED IN WARRANTY DEED FROM MARVIN THOMAS, SR. TO CLARENCE MICHAEL, JR. VOLUME 1204, PAGE 99, OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS, OF WHICH APPROXIMATELY 0.750 ACRES LIE WITHIN AN EXISTING RIGHT OF WAY EASEMENT.

EASEMENTS AND RESTRICTIONS LISTED HEREON ARE LISTED TO THOSE PROVIDED IN SCHEDULE 1 TITLE INSURANCE COMPANY LIBOR & Co. No. 2, TEL: 251-0363, WITH EFFECTIVE DATE MARCH 14, 2025. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THE FOLLOWING EASEMENT AND RESTRICTIONS APPARENTLY DO AFFECT THE SUBJECT PROPERTY: 754/649.


THE FOLLOWING EASEMENT AND RESTRICTIONS DO NOT AFFECT THE SUBJECT PROPERTY:  
 NONE LISTED.

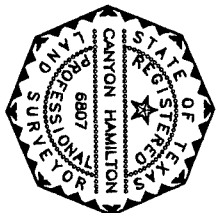
**BUYERS: RAPID LAND BUYERS LLC**  
**SELLERS: CLARENCE MICHAEL, JR.**

SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY IN ACCORDANCE WITH THE INFORMATION AND THE INSTRUCTIONS FURNISHED ME, SAME CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE FIELD SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDING AND PROPERTY BOUNDS ARE AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED.

THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION UNDER G.F. No. 1, TEL: 251-0363, AND IS NOT VALID FOR USE IN ANY OTHER TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY.

BY:   
 CANYON HAMILTON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS No. 6807



DATE: 4/14/2023 SCALE: 1"=100' FILE: PARK ST NACOGDOCHES G.F. No.: TEL: 251-0363

**NOTES:**

- 1) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT OBSERVED.
- 2) FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
- 3) ALL CONDIMERS SHOWN HEREON AS FOUND ARE CONTROLLING TO THIS SURVEY.
- 4) THERE ARE BURIED UTILITIES ALONG THE MARGINS OF ROADS, SHOWN ON THIS SURVEY, BUT NOT INDICATED BY THIS SURVEYOR.
- 5) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

**LEGEND**

	BOUNDARY LINE
	RECORD LINE
	EASEMENT LINE
	FENCE LINE
	DRIVEWAY
	ASPHALT
	CONCRETE
	EASEMENT
	FIRE HYDRANT
	WATER VALVE
	UNDERGROUND CABLE SIGN
	STEEL ROD FOUND
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	CALCULATED POINT
	MONUMENT FOUND (AS NOTED)
	1/2" STEEL ROD WITH CAP MARKED "CANYON" SET

THE BEARINGS HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (4203), NAD83.

**CANYON**  
 LAND SURVEYING, LLC  
 8720 U.S. HIGHWAY 79 W  
 JACKSONVILLE, TEXAS 75766  
 (905) 721-3035  
 TARRANTS FIRM REGISTRATION No. 10194569

**METES AND BOUNDS DESCRIPTION**  
**4.962 ACRES of LAND**  
**ANTONIO ARRIOLA SURVEY, ABSTRACT No. 5**  
**NACOGDOCHES COUNTY, TEXAS**

**BEING** 4.962 acres of land, situated in the Antonio Arriola Survey, Abstract No. 5, Nacogdoches County, Texas, and being all of that certain called 4.967 acres described in Warranty Deed from Marvin Thomas, Sr. to Clarence McMichael, Sr., as recorded in Volume 1204, Page 99 of the Official Public Records of Nacogdoches County, Texas, said 4.962 acres of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/4" iron pipe flagged orange and pink found at the Southeast corner of the above referenced McMichael 4.967 acre tract, same for the herein described tract, and being at an interior Ell corner of that certain Tract No. 61: called 125.95 acres, mentioned in Warranty Deed from Middlebrook Management, LLC to HGT Group, LP, as recorded in Volume 1394, Page 14 of the Official Public Records of Nacogdoches County, Texas;

**THENCE South 86°16'08" West** for a distance of **609.68 feet** to a 1/2" iron pipe flagged orange and pink found at the Southwest corner of the above mentioned McMichael 4.967 acre tract, same for the herein described tract, and being at a northwest corner of the above referenced 125.95 acre tract, and being in the east line of that certain Reserve "A": Detention Pond of Tower Village, according to the plat thereof recorded in Volume 14, Page 12 of the Plat Records of Nacogdoches County, Texas;

**THENCE North 02°36'09" West** with the east line of the above referenced Reserve "A", at 58 feet cross a drain, at 337.31 feet pass a 1/2" iron pipe flagged pink and orange found (0.41 feet right of line) in the south right of way of Park Street (a variable width right of way), and continue with the east line of that certain Tract No. 13: called 6.38 acres described in Correction Deed from R.G. Willis to R.G. Willis Properties, Inc., as recorded in Volume 1149, Page 298 of the Official Public Records of Nacogdoches County, Texas, in all for a distance of **354.51 feet** to a 1/2" steel rod with cap marked "CANYON" set south of the curbing of Park Street at the Northwest corner of said McMichael 4.967 acre tract, same for the herein described tract, and being at the northwest corner of that certain called 0.753 acres, more or less, described in Right of Way Easement from Marvin Thomas to City of Nacogdoches, as recorded in Volume 754, Page 649 of the Real Property Records of Nacogdoches County, Texas, and being at the southwest corner of that certain called 4.967 acres described in Special Warranty Deed from Marvin Thomas and Leatha Mae Colston to Ola Mae Polk, as recorded in Volume 450, Page 338 of the Deed Records of Nacogdoches County, Texas, from which a 1/2" steel rod found at the northwest corner of same, bears North 02°36'09" West at 354.11 feet;

**THENCE North 86°16'52" East** for a distance of **610.20 feet** to a calculated point located in the paving of Park Street at the Northeast corner of said McMichael 4.967 acre tract, same for the herein described tract, and being the same for the above referenced 0.753 acre easement, and being at the southeast corner of the above referenced Polk 4.967 acre tract, and being in a west line of the above mentioned 125.95 acre tract, from which a 1/2" iron pipe flagged orange & pink found at the northeast corner of that certain called 4.967 acres described in General Warranty Deed from Titus Land Holdings, LLC to Crisp Road LLC, as recorded in Instrument No. 2023-4237 of the Official Records of Nacogdoches County, Texas, bears North 02°31'03" West at 703.81 feet;

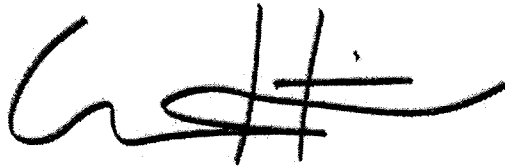
**THENCE South 02°31'03" East** at 63.20 feet pass a 1/2" steel rod with cap marked "CANYON" set for reference in the south right of way of Park Street, and continue in all for a distance of **354.39 feet** back to the place of beginning and containing 4.962 acres of land, of which approximately 0.750 acres lie within the existing right of way easement of Park Street.

Bearings hereon are based on the State Plane Coordinate System of 1983, Texas Central, Zone (4203), NAD 83.

See Plat of Survey prepared on even date.

I, Canyon Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of April 2025.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of April 2025.



Canyon Hamilton  
Registered Professional  
Land Surveyor No. 6807

