

NOTES

1. This survey was done in conjunction with title commitment G.F. No. 202457469, dated December 18, 2023, provided by Chicago Title Insurance Company. This Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48373C0300C, dated September 03, 2010, part of this tract DOES lie within Zone "A" or Zone "AE".

NOTES CORRESPONDING TO SCHEDULE B

- a. Right of Way executed by J. H. Tanner to State of Texas dated April 11, 1936, as recorded in Volume 107, Page 314 et seq., Deed Records of Polk County, Texas.
- b. Easement dated June 26, 1968, executed by J. H. Tanner to Onalaska water Supply Corp., recorded in Volume 231, Page 410 et seq., Deed Records of Polk County, Texas.
- c. Easement dated August 5, 1982, executed by Howard R. Vincent to Trinity River Authority of Texas, recorded in Volume 418, Page 262 et seq., Deed Records of Polk County, Texas.
- d. Easement dated July 31, 2003, executed by David L. Larkins and Temple Willett, Jr. to Sam Houston Electric Cooperative, Inc., recorded in Volume 1346, Page 647 et seq., Official Records of Polk County, Texas.

Line Table		
Line No.	Bearing	Distance
L1	N 83°19'32" E	57.17'
L2	S 14°07'12" E	129.10'
L3	N 55°35'05" E	1.19'
L4	N 41°32'55" E	53.60'
L5	N 73°35'20" E	42.06'
L6	N 36°17'41" E	21.19'
L7	N 81°30'39" E	16.02'
L8	N 05°36'05" E	50.00'
L9	S 82°53'58" E	111.34'
L10	N 62°01'52" E	14.29'
L11	S 26°42'38" E	77.05'
L12	N 85°54'22" E	60.22'
L13	N 01°10'16" E	77.22'
L14	N 47°54'34" W	52.38'
L15	S 31°28'49" W	34.72'
L16	N 28°21'04" W	61.90'
L17	N 09°18'27" W	72.81'
L18	S 62°11'24" W	119.50'
L19	N 47°01'58" E	114.64'
L20	N 33°23'10" W	90.69'

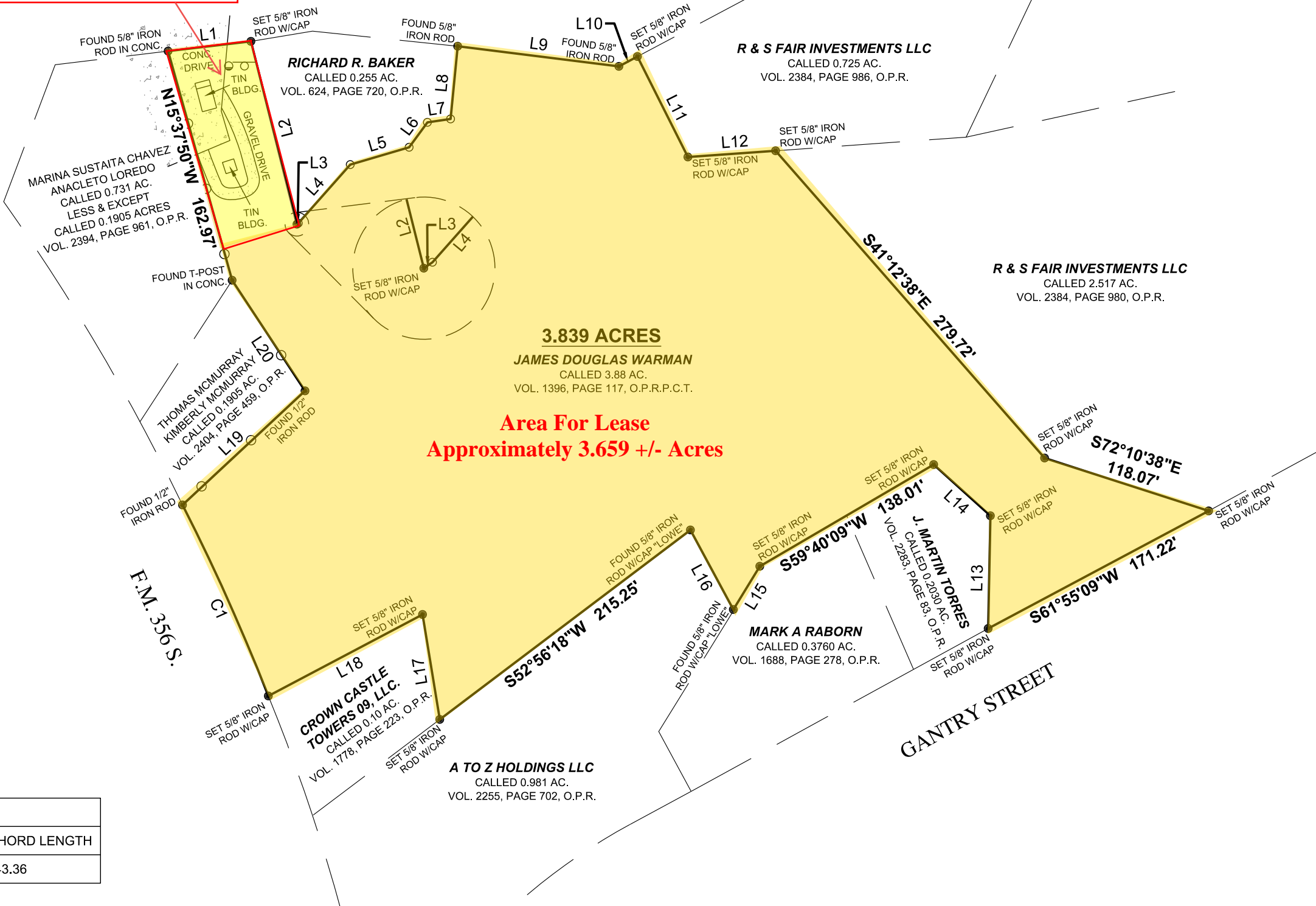
LEGEND

- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- OHE— OVERHEAD ELECTRIC WIRE
- SIGN
- WATER METER



EXHIBIT A

Leased Area
Approximately 0.18 acres +/-

U.S. HWY. 190
(R.O.W. VARIES)



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	143.42	1472.40	005°34'51"	N24°11'21"W	143.36

SURVEY MADE FOR: Equity Trust Company		<p>SURVEY OF: A 3.839 ACRE TRACT OF LAND, SITUATED IN THE JOHN R. JOHNSON SURVEY, A-359, POLK COUNTY, TEXAS, AND BEING THE SAME CALLED 3.88 ACRE TRACT RECORDED IN VOLUME 2520, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS.</p>		<p>I, Andrew P. Titcomb, certify that this survey was performed under my supervision on January 18, 2024; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.</p>	<p> ANDREW P. TITCOMB, R.P.L.S. #6951</p>	14479 U.S. HIGHWAY 190 W. ONALASKA, TEXAS 77360	
JOB NUMBER: 24011_R0							
DATE: 01/22/2024							
FIELD CREW: KB							
OFFICE: JL, AW, AT							
			<p>TC SURVEY & MAPPING 9711 MASON RD. STE. 125 #416 RICHMOND, TEXAS 77407 PHONE (832) 600-2510 atitcomb@tcsurveyandmapping.com TBPELS Firm 10194775</p>				