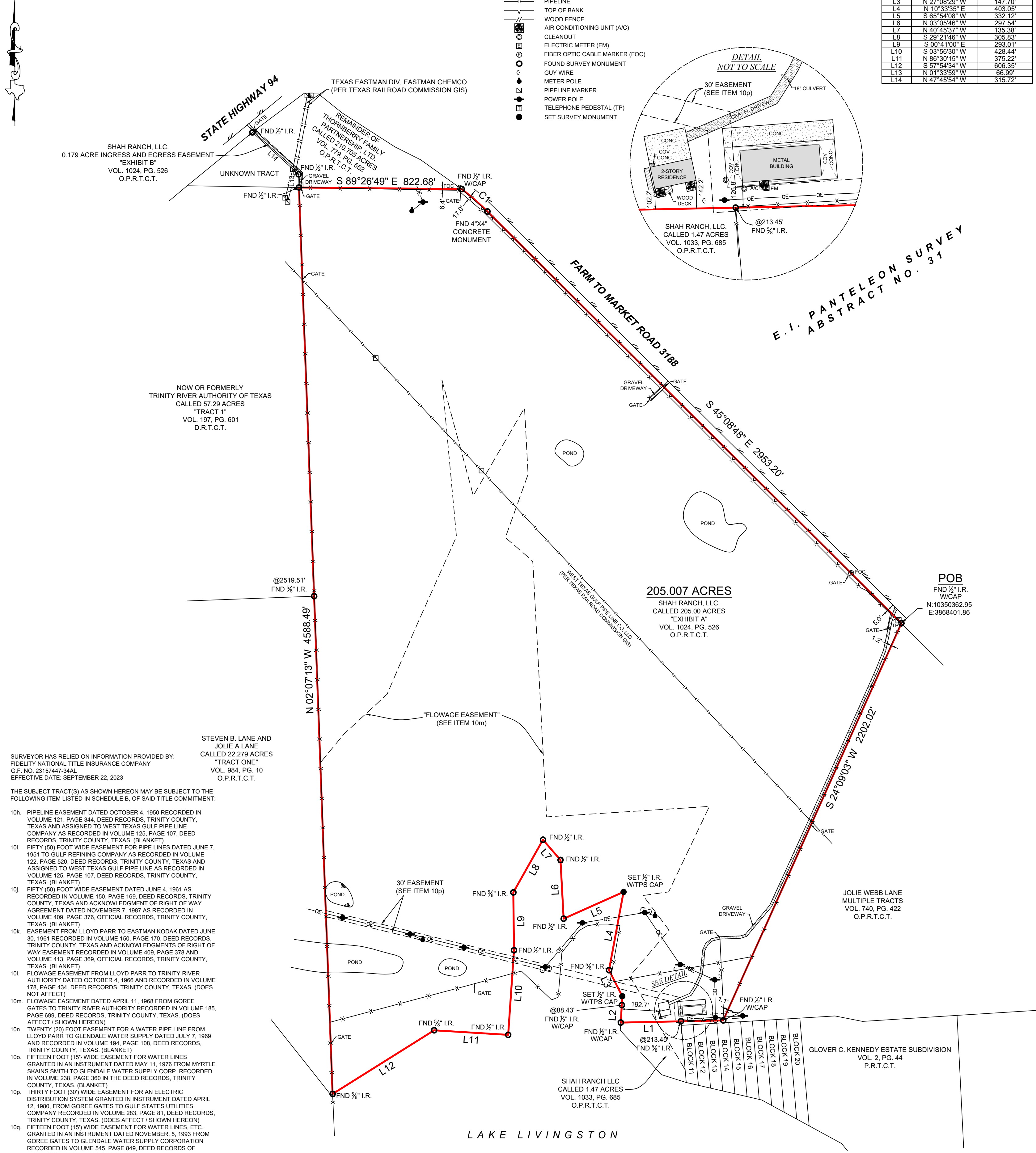


SYMBOL LEGEND

- EDGE OF ASPHALT
- OE— OVERHEAD ELECTRIC
- PIPELINE
- TOP OF BANK
- WOOD FENCE
- ⊗ AIR CONDITIONING UNIT (A/C)
- ⊙ CLEANOUT
- ⊙ ELECTRIC METER (EM)
- ⊙ FIBER OPTIC CABLE MARKER (FOC)
- ⊙ FOUND SURVEY MONUMENT
- ⊙ GUY WIRE
- ⊙ METER POLE
- ⊙ PIPELINE MARKER
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL (TP)
- SET SURVEY MONUMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1382.39'	172.48'	172.37'	S 48°55'03" E	7°08'55"

LINE	BEARING	DISTANCE
L1	S 88°48'40" W	518.17'
L2	N 03°23'36" E	133.51'
L3	N 27°08'29" W	147.70'
L4	N 10°33'35" E	403.05'
L5	S 65°54'08" W	332.12'
L6	N 03°05'46" W	297.54'
L7	N 40°45'37" W	135.38'
L8	S 29°21'46" W	305.83'
L9	S 00°41'00" E	293.01'
L10	S 03°56'30" W	428.44'
L11	N 86°30'15" W	375.22'
L12	S 57°54'34" W	606.35'
L13	N 01°33'59" W	66.99'
L14	N 47°45'54" W	315.72'



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 G.F. NO. 23157447-344L
 EFFECTIVE DATE: SEPTEMBER 22, 2023

STEVEN B. LANE AND JOLIE A. LANE
 CALLED 22.279 ACRES
 "TRACT ONE"
 VOL. 984, PG. 10
 O.P.R.T.C.T.

- THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:
- 10h. PIPELINE EASEMENT DATED OCTOBER 4, 1950 RECORDED IN VOLUME 121, PAGE 344, DEED RECORDS, TRINITY COUNTY, TEXAS AND ASSIGNED TO WEST TEXAS GULF PIPE LINE COMPANY AS RECORDED IN VOLUME 125, PAGE 107, DEED RECORDS, TRINITY COUNTY, TEXAS. (BLANKET)
 - 10i. FIFTY (50) FOOT WIDE EASEMENT FOR PIPE LINES DATED JUNE 7, 1951 TO GULF REFINING COMPANY AS RECORDED IN VOLUME 122, PAGE 520, DEED RECORDS, TRINITY COUNTY, TEXAS AND ASSIGNED TO WEST TEXAS GULF PIPE LINE AS RECORDED IN VOLUME 125, PAGE 107, DEED RECORDS, TRINITY COUNTY, TEXAS. (BLANKET)
 - 10j. FIFTY (50) FOOT WIDE EASEMENT DATED JUNE 4, 1961 AS RECORDED IN VOLUME 150, PAGE 169, DEED RECORDS, TRINITY COUNTY, TEXAS AND ACKNOWLEDGMENT OF RIGHT OF WAY AGREEMENT DATED NOVEMBER 7, 1987 AS RECORDED IN VOLUME 409, PAGE 376, OFFICIAL RECORDS, TRINITY COUNTY, TEXAS. (BLANKET)
 - 10k. EASEMENT FROM LLOYD PARR TO EASTMAN KODAK DATED JUNE 30, 1961 RECORDED IN VOLUME 150, PAGE 170, DEED RECORDS, TRINITY COUNTY, TEXAS AND ACKNOWLEDGMENTS OF RIGHT OF WAY EASEMENT RECORDED IN VOLUME 409, PAGE 378 AND VOLUME 413, PAGE 369, OFFICIAL RECORDS, TRINITY COUNTY, TEXAS. (BLANKET)
 - 10l. FLOWAGE EASEMENT FROM LLOYD PARR TO TRINITY RIVER AUTHORITY DATED OCTOBER 4, 1966 AND RECORDED IN VOLUME 178, PAGE 434, DEED RECORDS, TRINITY COUNTY, TEXAS. (DOES NOT AFFECT)
 - 10m. FLOWAGE EASEMENT DATED APRIL 11, 1968 FROM GOREE GATES TO TRINITY RIVER AUTHORITY RECORDED IN VOLUME 185, PAGE 699, DEED RECORDS, TRINITY COUNTY, TEXAS. (DOES AFFECT / SHOWN HEREON)
 - 10n. TWENTY (20) FOOT EASEMENT FOR A WATER PIPE LINE FROM LLOYD PARR TO GLENDALE WATER SUPPLY DATED JULY 7, 1969 AND RECORDED IN VOLUME 194, PAGE 108, DEED RECORDS, TRINITY COUNTY, TEXAS. (BLANKET)
 - 10o. FIFTEEN FOOT (15) WIDE EASEMENT FOR WATER LINES GRANTED IN AN INSTRUMENT DATED MAY 11, 1976 FROM MYRTLE SKAINS SMITH TO GLENDALE WATER SUPPLY CORP. RECORDED IN VOLUME 238, PAGE 360 IN THE DEED RECORDS, TRINITY COUNTY, TEXAS. (BLANKET)
 - 10p. THIRTY FOOT (30) WIDE EASEMENT FOR AN ELECTRIC DISTRIBUTION SYSTEM GRANTED IN INSTRUMENT DATED APRIL 12, 1980, FROM GOREE GATES TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 283, PAGE 81, DEED RECORDS, TRINITY COUNTY, TEXAS. (DOES AFFECT / SHOWN HEREON)
 - 10q. FIFTEEN FOOT (15) WIDE EASEMENT FOR WATER LINES, ETC. GRANTED IN AN INSTRUMENT DATED NOVEMBER 5, 1993 FROM GOREE GATES TO GLENDALE WATER SUPPLY CORPORATION RECORDED IN VOLUME 545, PAGE 849, DEED RECORDS OF TRINITY COUNTY, TEXAS. (BLANKET)

BOUNDARY & IMPROVEMENT SURVEY

BEING A 205.007 ACRE TRACT OF LAND SITUATED IN THE E. I. PANTELEON SURVEY, ABSTRACT NUMBER 3, TRINITY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 205.00 ACRE TRACT DESCRIBED AS "EXHIBIT A" IN INSTRUMENT TO SHAH RANCH, L.L.C., RECORDED IN VOLUME 1024, PAGE 526, OF THE OFFICIAL PUBLIC RECORDS OF TRINITY COUNTY, TEXAS (O.P.R.T.C.T.), SAID 205.007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frasier Canyon, Texas 77903
 P.O. Box 754,7447 Fax 936.754.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT NUMBER	34972
DATE	10/24/2023
DRAWN BY	GVV
CHECKED BY	MMS / CPP
FIELD CREW	JN
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER: SHAH RANCH, LLC
 ADDRESS: 566 FM 3188, TRINITY, TX, 75862
 SURVEY: E.I. PANTELEON, A - 31
 SUBJECT: 205.007 ACRES AND EASEMENT
 COUNTY: TRINITY

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

