



BASIS OF BEARINGS:
 A SOUTH BOUNDARY LINE OF THAT CERTAIN 205.000 ACRE TRACT DESCRIBED IN A DEED FROM TATIANA AZAROVA SORKIN TO SHAH RANCH, LLC DATED AUGUST 19, 2019 AND RECORDED IN VOLUME 1024 ON PAGE 526 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS - (DEED CALL OF N 89° 09' 47" E 518.28 FEET - FOUND 1/2" RODS 518.26 FEET APART).

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 78°50'46" W	2.29'
L2	S 78°50'46" E	339.15'

**SHAH RANCH, LLC
 JOLIE WEBB LANE
 1.47 ACRE TRACT
 E.I. PANTALEON SURVEY, ABSTRACT NO. 31
 TRINITY COUNTY, TEXAS**

BEING all that certain tract or parcel of land lying and situated in Trinity County, Texas, out of the E.I. PANTALEON SURVEY, ABSTRACT NO. 31 and being a part or portion of that certain 20.06 acre tract described in a deed from Adker Jordan et ux to Goree G. Gates dated June, 1956 and recorded in Volume 135 on Page 465 of the Deed Records of Trinity County, Texas (said tract evidently conveyed to Jolie Webb Lane as either all or a portion of Part Six as described in a deed from Cecil Webb et ux to Jolie Webb Lane dated May 29, 2014 and recorded in Volume 930 on Page 104 of the Deed Records of Trinity County, Texas and a part or portion of that certain 40 acre tract described as Part I, Tract One in a deed from Cecil Webb et ux to Jolie Webb Lane dated May 29, 2014 and recorded in Volume 930 on Page 104 of the Deed Records of Trinity County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the Glover C. Kennedy Est. Subdivision, a subdivision of record in Cabinet A on Slide 129 of the Plat Records of Trinity County, Texas in the South boundary line of that certain 205.000 acre tract described in a deed from Tatiana Azarova Sorkin to Shah Ranch, LLC dated August 19, 2019 and recorded in Volume 1024 on Page 526 of the Deed Records of Trinity County, Texas, a ½" rod found for corner witnessed by a fence corner bearing S 86° E 3.9 feet and a ½" rod at a fence corner bearing N 89° 09' 47" E 213.51 feet;

THENCE S 04° 36' 59" E with the West boundary line of the said Glover C. Kennedy Est. Subdivision, at 311.08 feet the Southwest corner of the said Glover C. Kennedy Est. Subdivision in the fee line of Lake Livingston, a 5/8" rod found for corner witnessed by a ½" rod bearing S 78° 50' 46" E 339.15 feet;

THENCE four calls with the fee line of Lake Livingston as follows:

- (1) N 78° 50' 46" W, at 2.29 feet a 5/8" rod found for corner;
- (2) N 72° 00' 13" W, at 128.84 feet a ½" pipe set for corner;
- (3) N 42° 35' 59" W, at 306.65 feet a ½" pipe set for corner;
- (4) N 03° 44' 40" E, at 39.73 feet a Southwest corner of the said 205.000 acre tract, a ½" rod found for corner witnessed by a ½" rod bearing N 03° 44' 40" E 88.45 feet;

THENCE N 89° 09' 47" E with a South boundary line of the said 205.000 acre tract, at 304.75 feet the point and place of beginning and containing 1.47 acres of land, more or less.

Basis of Bearings: A South boundary line of that certain 205.000 acre tract described in a deed from Tatiana Azarova Sorkin to Shah Ranch, LLC dated August 19, 2019 and recorded in Volume 1024 on Page 526 of the Deed Records of Trinity County, Texas - (Deed Call of N 89° 09' 47" E 518.28 feet - found ½" rods 518.26 feet apart).

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying



RFF

R.F. (Rick) Freeman (Signature in blue ink)
Registered Professional Land Surveyor No. 4202
Texas Surveying Firm No. 10029100
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December 9, 2019