

CROWN PINE
TIMBER 3, L.P.
TRACT HAR-272
1651/1

THOMPSON LAKE RV PARK
CALLED 5.493 AC. TR.
2016-70419

THOMPSON LAKE RV PARK
CALLED 24.507 AC. TR.
2016-70419

N89°56'20"E 376.67'
BASIS OF BEARING
(DEED CALLED S89°43'14"E)

SET 1/2" I.R.
W/CAP "SESCO"

ELIJAH HUNTER LEAGUE ABSTRACT NUMBER 29 HARDIN COUNTY, TEXAS

BEARINGS SHOWN HEREON ARE BASED ON THE
SOUTH LINE OF THE THOMPSON RV PARK 5.493
ACRE TRACT BEING N89°56'20"E.

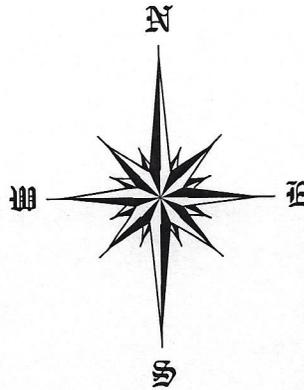
TRACT 4
WEST 1/2 9.94 AC.TR.

TRACT 2
CALLED 4.717 AC.TR.

REMAINDER
ALMA L. POTTS AND
V. N. POTTS
CALLED 10 AC. TR.
302/238

SURVEYORS CERTIFICATE

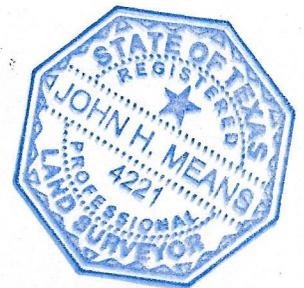
PLAT OF A 9.662 ACRE TRACT OF LAND, IN
THE ELIJAH HUNTER LEAGUE, ABSTRACT
NUMBER 29, BEING ALL OF THAT CALLED
TRACT 2, A 4.717 ACRE TRACT OUT OF A
9.94 ACRE TRACT AND AND ALL OF THAT
TRACT 4, THE WEST HALF OF A 9.94 ACRE
TRACT, CONVEYED FROM TROY ANTHONY
MOULDER, RANDALL ASHLEY MOULDER AND
LEISA ANTOINETTE McCOLLUM TO NELDA
JANICE MOULDER IN DEED DATED FEBRUARY
20, 2018 RECORDED UNDER COUNTY CLERK'S
INSTRUMENT NUMBER 2018-86026 IN THE
OFFICIAL PUBLIC RECORDS OF HARDIN
COUNTY, TEXAS, WITH ENCROACHMENTS AS
SHOWN HEREON, AS SURVEYED UNDER MY
SUPERVISION ON APRIL 22, 2021.



9.662 ACRES

John H Means

JOHN H. MEANS
R.P.L.S. No. 4221
JOHN H. MEANS SURVEYOR
P.O. BOX 368
SPURGER, TEXAS 77660
SURVEYING FIRM Reg. No. 10022300



PROPOSED BORROWER:
EMERSON DEVELOPMENT, LLC
PROPERTY ADDRESS:
OLD EVADALE ROAD
SILSBEE, TEXAS 77656
TEXAS REGIONAL TITLE
GF NUMBER: 30462-MM

15' G.S.U. EASEMENT
445/304

SET 1/2" I.R.
W/CAP "SESCO"

1.40" FENCE ENCROACHMENT

CHARLES RAY MITCHELL, SR.
CALLED 0.993 AC. TR.
1053/898

(DEED CALLED S89°17'17"W 60.00')

S89°31'42"W
60.00'

FND. 1/2" I.R.

SET 1/2" I.R.
W/CAP "SESCO"

(DEED CALLED S00°27'25"E 150.00')

150.00'
S00°21'19"E

WILLIAM GORE
CALLED .20 AC. TR.
2011-21949

PRO STEEL
BUILDINGS, L.L.C.
CALLED 0.553 AC. TR.
2014-50401

(DEED CALLED S89°17'17"W)
S88°59'55"W 328.89'

SET 1/2" I.R.
W/CAP "SESCO"

U.S. BUSINESS HWY 96
(OLD EVADALE ROAD)



PREPARED BY
SKINNER ENGINEERING
SERVICES COMPANY
P.O. BOX 67
SILSBEE, TEXAS 77656
ENGINEERING FIRM No. F-2120