

NOTES:  
 Only those items noted in the title commitment issued by:  
 Stewart Title Guaranty Company  
 G.F.No. 2305174  
 Effective Date: May 8, 2023

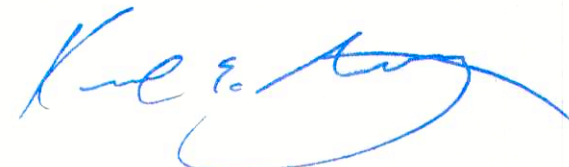
According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.

I & J.) 10' Utility Easement as shown hereon.

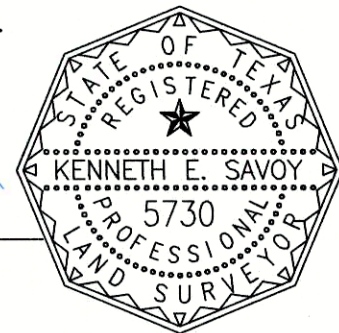
Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 1st day of June, 2023.



KENNETH E. SAVOY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5730



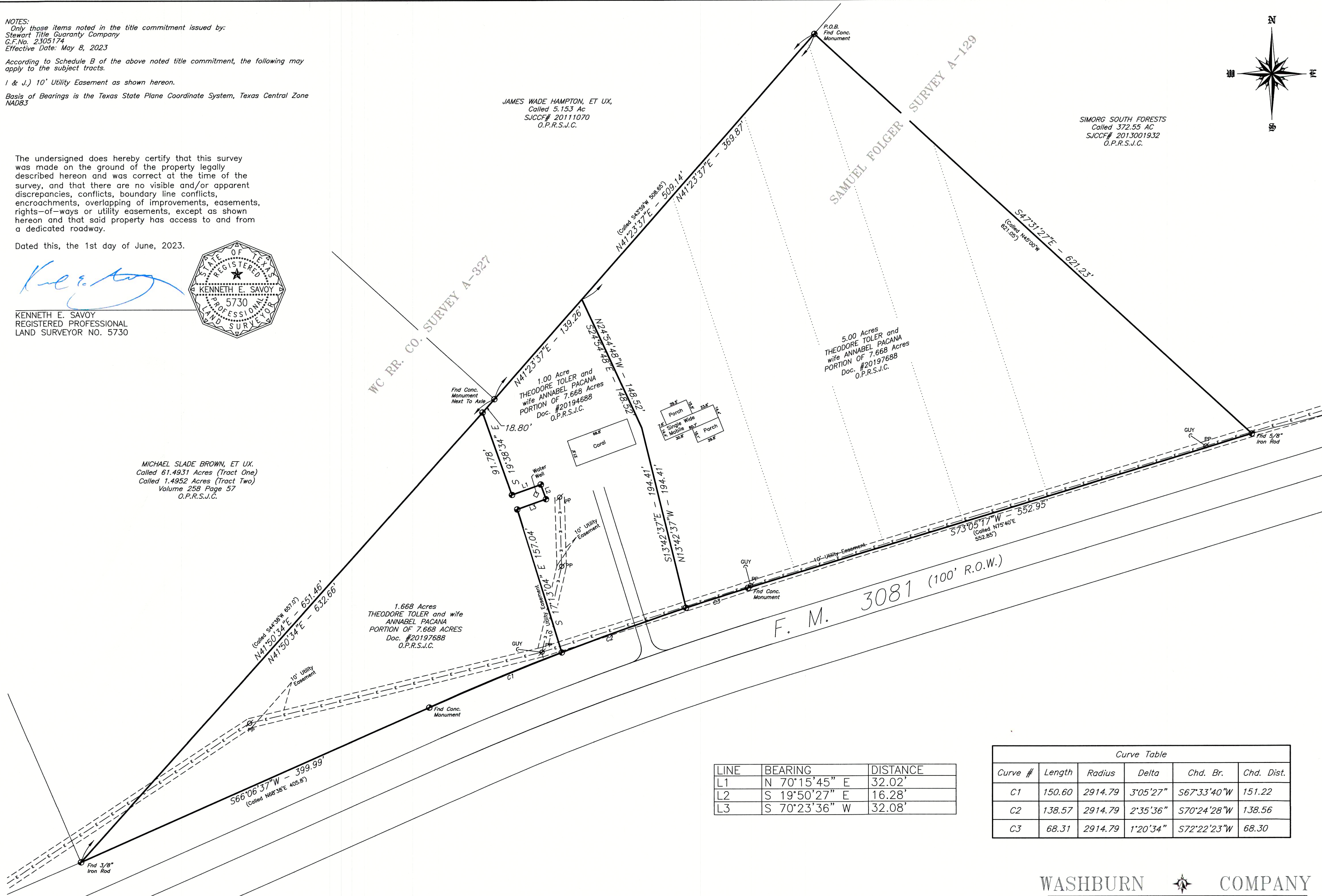
MICHAEL SLADE BROWN, ET UX.  
 Called 61.4931 Acres (Tract One)  
 Called 1.4952 Acres (Tract Two)  
 Volume 258 Page 57  
 O.P.R.S.J.C.

WC RR. CO. SURVEY A-327

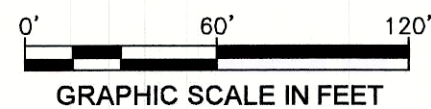
JAMES WADE HAMPTON, ET UX.  
 Called 5.153 Ac  
 SJCCF# 20111070  
 O.P.R.S.J.C.

SAMUEL FOLGER SURVEY A-129

SIMORG SOUTH FORESTS  
 Called 372.55 AC  
 SJCCF# 2013001932  
 O.P.R.S.J.C.



LEGEND	
Fence Line	— x — x —
Overhead Powerline	— E —
Building Line	— — — —
Utility Easement	- - - - -
Found 5/8" Iron Rod (Unless Noted)	⊙



LINE	BEARING	DISTANCE
L1	N 70°15'45" E	32.02'
L2	S 19°50'27" E	16.28'
L3	S 70°23'36" W	32.08'

Curve Table					
Curve #	Length	Radius	Delta	Chd. Br.	Chd. Dist.
C1	150.60	2914.79	3°05'27"	S67°33'40"W	151.22
C2	138.57	2914.79	2°35'36"	S70°24'28"W	138.56
C3	68.31	2914.79	1°20'34"	S72°22'23"W	68.30

# MAP OF SURVEY OF

BEING 7.668 ACRES OF LAND, SITUATED IN THE SAMUEL FOLGER SURVEY, A-129 IN SAN JACINTO COUNTY, AND BEING ALL OF THAT CERTAIN CALLED 7.66 ACRE TRACT DESCRIBED IN SAN JACINTO COUNTY CLERK FILE NO. 2018062820 IN THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY IN SAN JACINTO COUNTY, TEXAS. ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,  
 Industrial, Alta Surveys, Flood Certificates

P.O. Box 460  
 Cleveland, Texas 77328  
 281-432-1665  
 FAX: 281-432-1462

June 1, 2023  
 Book: 343  
 Page: 60  
 File: 19110015 Toler

awashburnsurvey@gmail.com

Revised on 6/1/2023 to show Title Commitment.