SURVTECH
SURVEYORS
PLANNERS
A Land Surveying Company
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ALTA/NSPS

SURVEY OF
27.68 acres

LOCATED IN THE: V FLORES SURVEY, ABSTRACT NO. 14
BASED ON THE: DEED THEREOF RECORDED IN
COUNTY CLERK'S FILE: 2015-1456
THE DEED RECORDS SAN JACINTO COUNTY, TEXAS
REF : G. F. 21-577735 DATE : JUNE 10, 2021

THIS IS TO CERTIFY TO ___NYMBLE INVESTMENTS LLC, Timber Lodge RV Resort Inc., James Jorde:
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS _1,2,3,4,6b,7a,8,11,12,13,16,17, 19_____ OF TABLE A THEREOF.
DATE OF PLAT OR MAP:_JUNE 10, 2021.____

STEVEN E. LAUGHLIN R.P.L.S. #5178

1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS SOUTH CENTRAL ZONE.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

3) THIS SURVEY WAS PREFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE CO. GF#21-577735.

4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

6) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE

7) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, SIGNS, ETC) MAY BE PRESENT, BUT NOT SHOWN

8) NO WETLAND MARKERS WERE OBSERVED AT THE TIME OF THE SURVEY

SURVEY MATTERS PERTAINING TO REFERENCED TITLE COMMITMENT

G. EASEMENT DATED APRIL 4, 1930, EXECUTED BY T. P. HILL TO SAN JACINTO COUNTY, RECORDED IN VOLUME 23, PAGE 401, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. PLOTTED HEREON

H. EASEMENT DATED FEBRUARY 4, 1936, EXECUTED BY T. P. HILL AND WIFE, MAUD E. HILL TO AMERICAN LIBERTY PIPELINE CO., RECORDED IN VOLUME 31, PAGE 254, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. NO PIPELINE MARKERS WERE OBSERVED AT THE TIME OF THE SURVEY

I. EASEMENT DATED MARCH 22, 1929, EXECUTED BY T. P. HILL TO SAN JACINTO COUNTY, RECORDED IN VOLUME 21, PAGE 88, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. PLOTTED HEREON

J. EASEMENT DATED DECEMBER 11, 1985, EXECUTED BY LILLIAN HILL POWELL AND HUSBAND, C. E. POWELL TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 24, PAGE 1469, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BLANKET TYPE EASEMENT 20' IN WIDTH CENTERED ON ALL POWERLINES

K. EASEMENT DATED JULY 22, 1996, EXECUTED BY TEL-COM INTERNATIONAL, INC. TO ONE FIVE O WATER SUPPLY, RECORDED IN VOLUME 239, PAGE 413, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BLANKET TYPE EASEMENT CENTERED ON ALL WATERLINES

L. EASEMENT DATED AUGUST 1, 1996, EXECUTED BY LILLIAN H. POWELL TO ONE FIVE O WATER SUPPLY, RECORDED IN VOLUME 239, PAGE 412, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BLANKET TYPE EASEMENT CENTERED ON ALL WATERLINES

M. EASEMENT DATED DECEMBER 16, 1998, EXECUTED BY LILLIAN HILL POWELL TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1, PAGE 41, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BLANKET TYPE EASEMENT 10' IN WIDTH CENTERED ON ALL POWERLINES

N. EASEMENT DATED MARCH 4, 2008, EXECUTED BY LILLIAN H. POWELL TO ONE FIVE O WATER SUPPLY CORPORATION, RECORDED UNDER CLERK'S FILE NO. 08-1386, PAGE 5721, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BLANKET TYPE EASEMENT CENTERED ON ALL WATERLINES

O. EASEMENT DATED MARCH 28, 2011, EXECUTED BY LILLIAN POWELL TO ONE FIVE O WATER SUPPLY CORPORATION, RECORDED UNDER CLERK'S FILE NO. 11-1328, PAGE 14265, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BLANKET TYPE EASEMENT CENTERED ON ALL WATERLINES

LEGAL DESCRIPTION OF LAND:

BEING a 27.68 acre tract of land situated in the V Flores Survey, Abstract 14, San Jacinto County, Texas, being out of a called 118.9 acre tract of land as recorded in Volume 72 Page 171 of the Deed records of San Jacinto County, being a part of a called 25.75 acre tract of land as recorded in Volume 237 Page 437 of the County Deed Records, and part of a called 15.75 acre tract of land as recorded in San Jacinto County Clerk's File No. 2011-6165, said 27.68 acre tract being more particularly described as follows; with all bearing referenced to NAD 83 Texas Central Zone

BEGINNING at 1/2" iron rod found in the southerly Right of Way of State Highway 150, for the northeasterly corner of the said 15.75 acre tract and the northwesterly corner of a called 25.75 acre tract of land as recorded in Volume 237 Page 437 of the County Deed Records and being the northwesterly corner of the herein described tract ;

THENCE N 67°14'08" E, along the southerly line of State Highway 150, distance of 544.27 feet to a 1/2" iron rod found for corner of the herein described tract;

THENCE S 86°26'00" E, along the southerly line of State Highway 150, distance of 111.82 feet to a 5/8" iron rod set for corner of the herein described tract;

THENCE N 67°14'25" E, along the southerly line of State Highway 150, at a distance of 346.28 pass a 1.5" iron pipe in Concrete, and continue a total distance of 410.69 feet to the centerline of Punkin Creek, being the northeasterly line of the herein described tract;

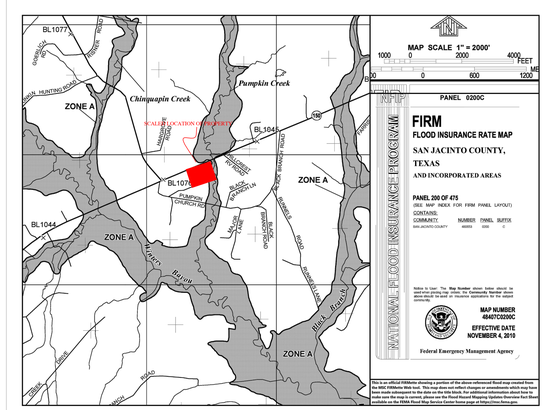
THENCE southerly along the meanders of Punkin Creek as follows:

THENCE S 15deg 52'00" E a distance of 168.59 feet to a point for corner;
THENCE S 13deg 40'29" W a distance of 163.16 feet to a point for corner;
THENCE S 89deg 38'45" E a distance of 70.91 feet to a point for corner;
THENCE S 40deg 39'46" E a distance of 29.99 feet to a point for corner;
THENCE S 17deg 01'46" W a distance of 36.55 feet to a point for corner;
THENCE S 01deg 15'56" E a distance of 118.63 feet to a point for corner;
THENCE N 66deg 37'29" W a distance of 78.75 feet to a point for corner;
THENCE S 27deg 20'46" W a distance of 70.71 feet to a point for corner;
THENCE S 44deg 02'21" E a distance of 161.07 feet to a point for corner;
THENCE S 33deg 38'56" E a distance of 139.05 feet to a point for corner;
THENCE S 55deg 37'10" W a distance of 290.14 feet to a point for corner;
THENCE S 33deg 17'54" E a distance of 206.21 feet to a point for corner;
THENCE S 34deg 38'35" W a distance of 213.91 feet to a point for corner;
THENCE S 59deg 38'07" E a distance of 116.33 feet to a point for corner;
THENCE S 31deg 43'06" E a distance of 227.78 feet to a point for corner;
THENCE N 84deg 02'33" W a distance of 95.11 feet to a point for corner;
THENCE S 04deg 23'06" W a distance of 76.98 feet to a point for corner;

THENCE N 82°41'54" W along the southerly line of the said 25.75 acre tract, at a distance of 262.80 feet pass a 1.5" iron pipe found for reference, and continue a total distance of 618.00 feet to a 5/8" iron rod found for the southeasterly corer of the 13.864 acre tract of land as recorded in 2012-6360 of the county Deed Records also being the southwesterly corner of the said 25.75 acre tract and being the southwesterly corner of the herein described tract;

THENCE N 27°03'02" W, with the east line of said 13.864 acre tract a distance of 582.13 feet to a 5/8" iron rod found for an angle point of the herein described tract;

THENCE N 13°20'08" W, with the east line of said 13.864 acre tract a distance of 634.56 feet to a 1/2" iron rod found for an angle point of the herein described tract;

THENCE N 43°06' 47" W a distance of 20.57 feet back to the **POINT OF BEGINNING,** and containing 27.68 acres of land, more or less

EFFECTIVE FEMA PANEL & VICINITY MAP
(NOT TO SCALE)