

NOTE:

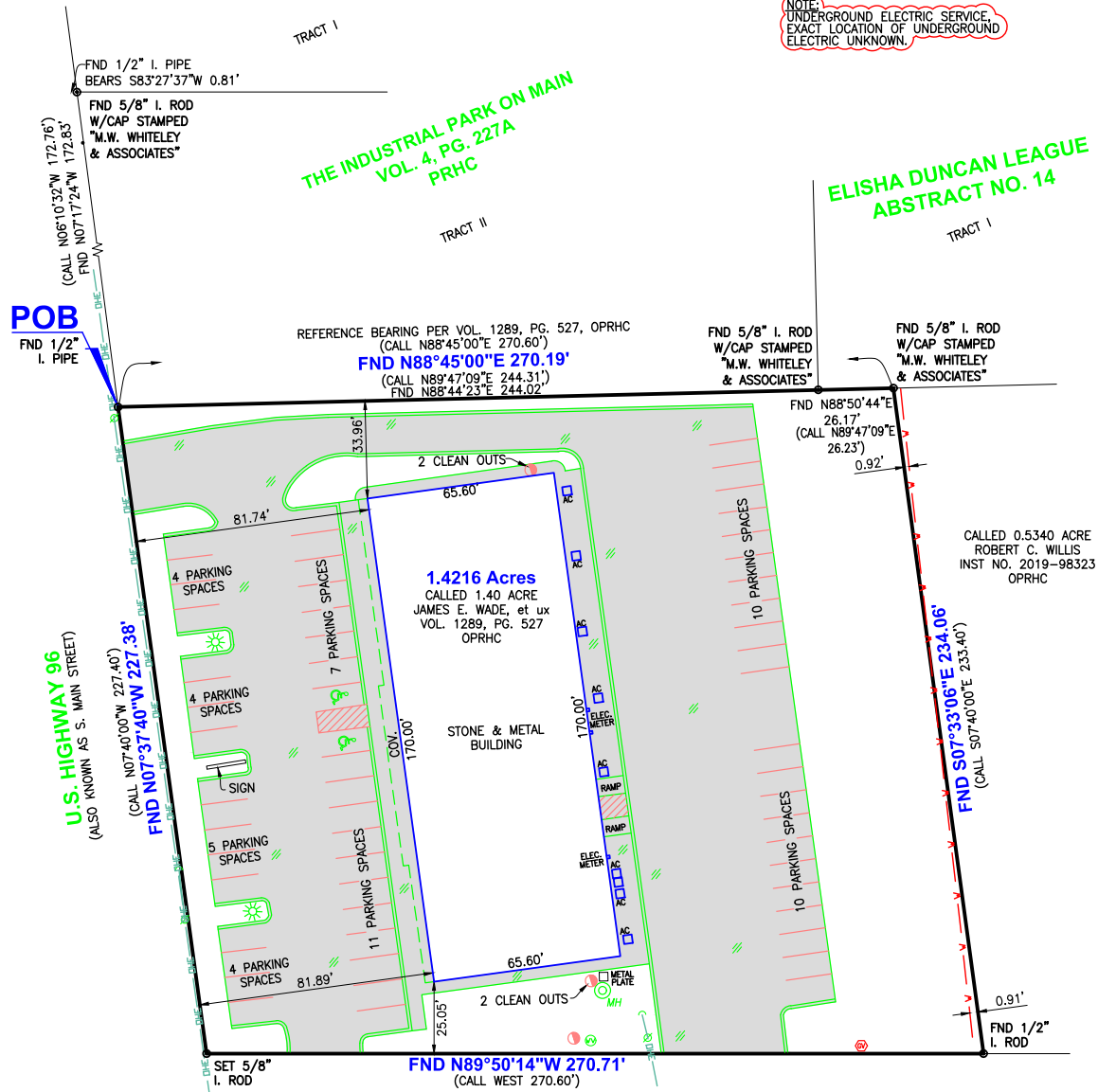
1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "WHITELEY".
4. PROPERTY SUBJECT TO ORDINANCES BY THE LUMBERTON MUNICIPAL UTILITY DISTRICT RECORDED IN VOL. 773, PG. 445; VOL. 788, PG. 353 & VOL. 848, PG. 45, OF THE DEED RECORDS, & VOL. 1123, PG. 866, AND UNDER COUNTY CLERK'S FILE NOS. 2013-35728, NO. 2016-69154, NO. 2017-79145, NO. 2018-88888, NO. 2019-98929, NO. 2020-108091, AND 2021-119211, OF THE OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS.

LEGEND

- POWER POLE
- GAS VALVE
- MANHOLE
- CLEAN OUT
- WATER VALVE
- LIGHT POLE
- WOOD FENCE
- OVERHEAD ELECTRIC
- CONCRETE

NOTE:
UNDERGROUND ELECTRIC SERVICE.
EXACT LOCATION OF UNDERGROUND
ELECTRIC UNKNOWN.

SCALE 1"=40'



TO THE LEINHOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO THE FIRST AMERICAN TITLE INSURANCE COMPANY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVER-LAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. ALL EASEMENTS SHOWN AND NOTED PER TEXAS REGIONAL TITLE G.F. No. 34840-MM

DATE SURVEYED: OCTOBER 20, 2023

MATTHEWS LANE

EXHIBIT "B"
REFER TO EXHIBIT "A"
FOR LEGAL DESCRIPTION

689 S. MAIN STREET
LUMBERTON, TEXAS 77657

1.4216 Acre Tract or Parcel of Land
Elisha Duncan League, Abstract No. 14
Hardin County, Texas

Owner: The Moreau Group, LLC
In accordance with the Flood Hazard
Boundary Map, Department of Housing
and Urban Development.

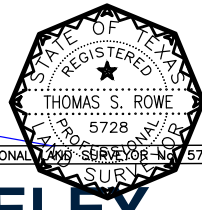
Community No.: 481111
Panel No.: 0530 F
Date of FIRM: 10-6-10

This property lies in Zone "X" (white).
Location on map determined by scale on map.
Actual field elevation not determined.
Whiteley Infrastructure Group does not warrant
nor subscribe to the accuracy or
scale of said maps.

Zone "X" (white) are areas determined to be
outside 500-year flood plain.

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Thomas S. Rowe
THOMAS S. ROWE - REGISTERED PROFESSIONAL SURVEYOR No. 5728



WHITELEY
INFRASTRUCTURE GROUP

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FILE NO. 23-1626