

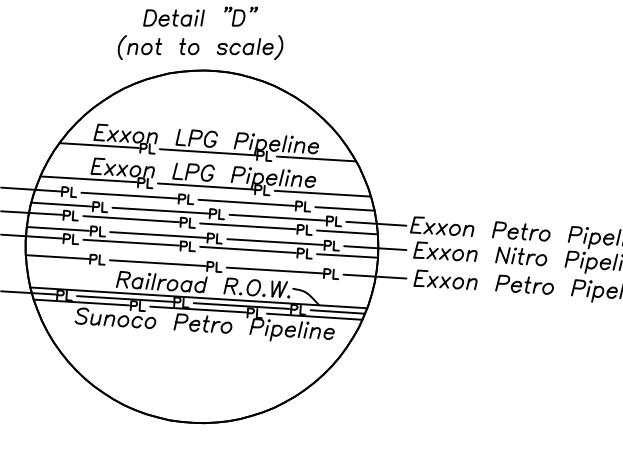
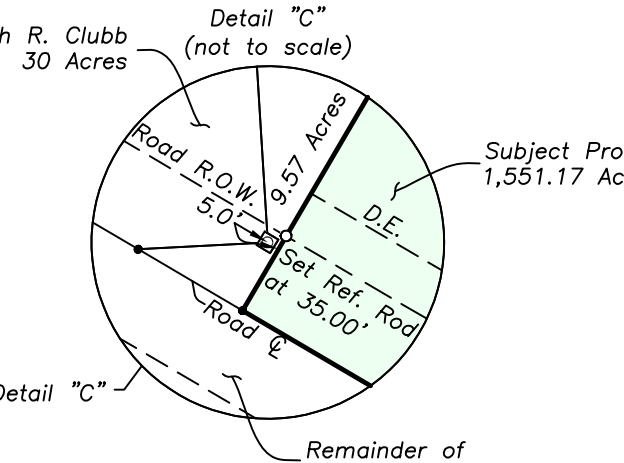
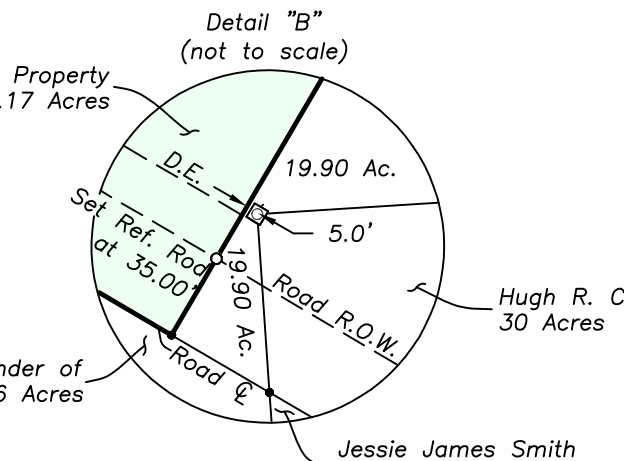
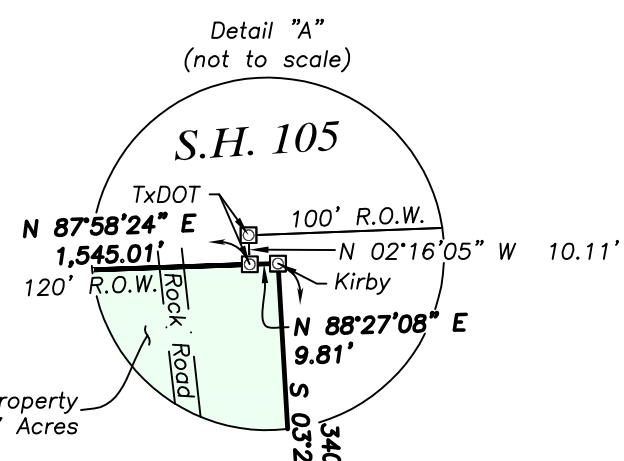
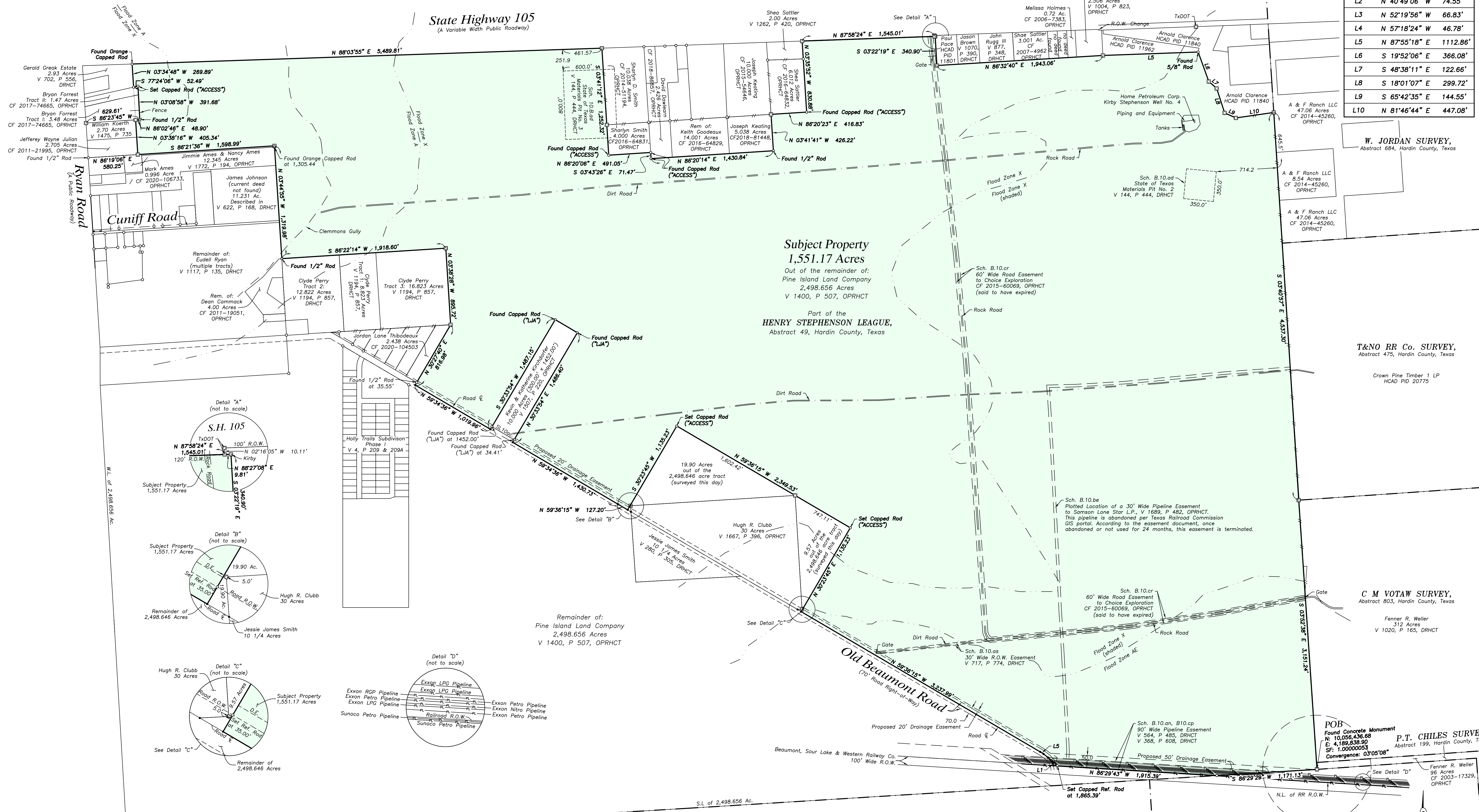
- o = Found Iron Rod (as noted)
- = Found Concrete Monument (either Kirby or as noted)
- = Point for Corner

Line Table		
Line #	Direction	Length
L1	N 16°32'36" W	37.49'
L2	N 40°49'06" W	74.55'
L3	N 52°19'56" W	66.83'
L4	N 57°18'24" W	46.78'
L5	N 87°55'18" E	1112.86'
L6	S 19°52'06" E	366.08'
L7	S 48°38'11" E	122.66'
L8	S 18°01'07" E	299.72'
L9	S 65°42'35" E	144.55'
L10	N 81°46'44" E	447.08'

State Highway 105
(A Variable Width Public Roadway)

Subject Property
1,551.17 Acres
Out of the remainder of:
Pine Island Land Company
2,498.656 Acres
V 1400, P 507, OPRHCT

Part of the
HENRY STEPHENSON LEAGUE,
Abstract 49, Hardin County, Texas



I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief. **Survey Dated: June 18, 2021.**

- Surveyor's Notes:
- (1) This survey was made to reflect the title commitment issued by First American Title Guaranty Company on May 19, 2021 (effective April 30, 2021), with GF No. H67140. Notes pertaining to the survey-related Schedule B items accompanies this plat.
 - (2) All bearings, areas and distances are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone with a scale factor of 1.00000053 and a convergence angle at the POB of 03°05'08".
 - (3) A field note description of even date accompanies this plat.
 - (4) Pipelines shown are based on above ground markers only. No underground pipelines or utilities were located as a part of this survey.
 - (5) According to FEMA's Flood Insurance Rate Map No.'s 48199C0500F, 48199C0525F and 48199C0650F, all dated October 06, 2010, the subject property is located in Flood Zones "X", "X" (shaded), "A", and "AE". The approximate flood zone lines are shown for reference.
 - (6) The right-of-way of Old Beaumont Road (also known as Old Sour Lake Road or Old Beaumont-Sour Lake Road) is monumented at 70 ft. wide, but it has been called a 60 ft. wide right-of-way by others.

Access
Surveyors, LLC
Commercial - Industrial - Residential
11025 Old Voth Road - Beaumont, Texas 77713
Telephone (409) 838-6322 Facsimile 838-6122
www.access-surveyors.com § rpls163@aol.com
File: 2021390 Firm No. 10136400 Technician: SNB

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
SCOTT N. BRACKIN
6650
Registered Professional Land Surveyor No. 6650

J.M. CARPENTER SURVEY,
Abstract 710, Hardin County, Texas

P.T. CHILES SURVEY,
Abstract 199, Hardin County, Texas

Fenner R. Weller
96 Acres
CF 2003-17329,
OPRHCT

Scale: 1" = 500'
Sheet: 24" x 36"