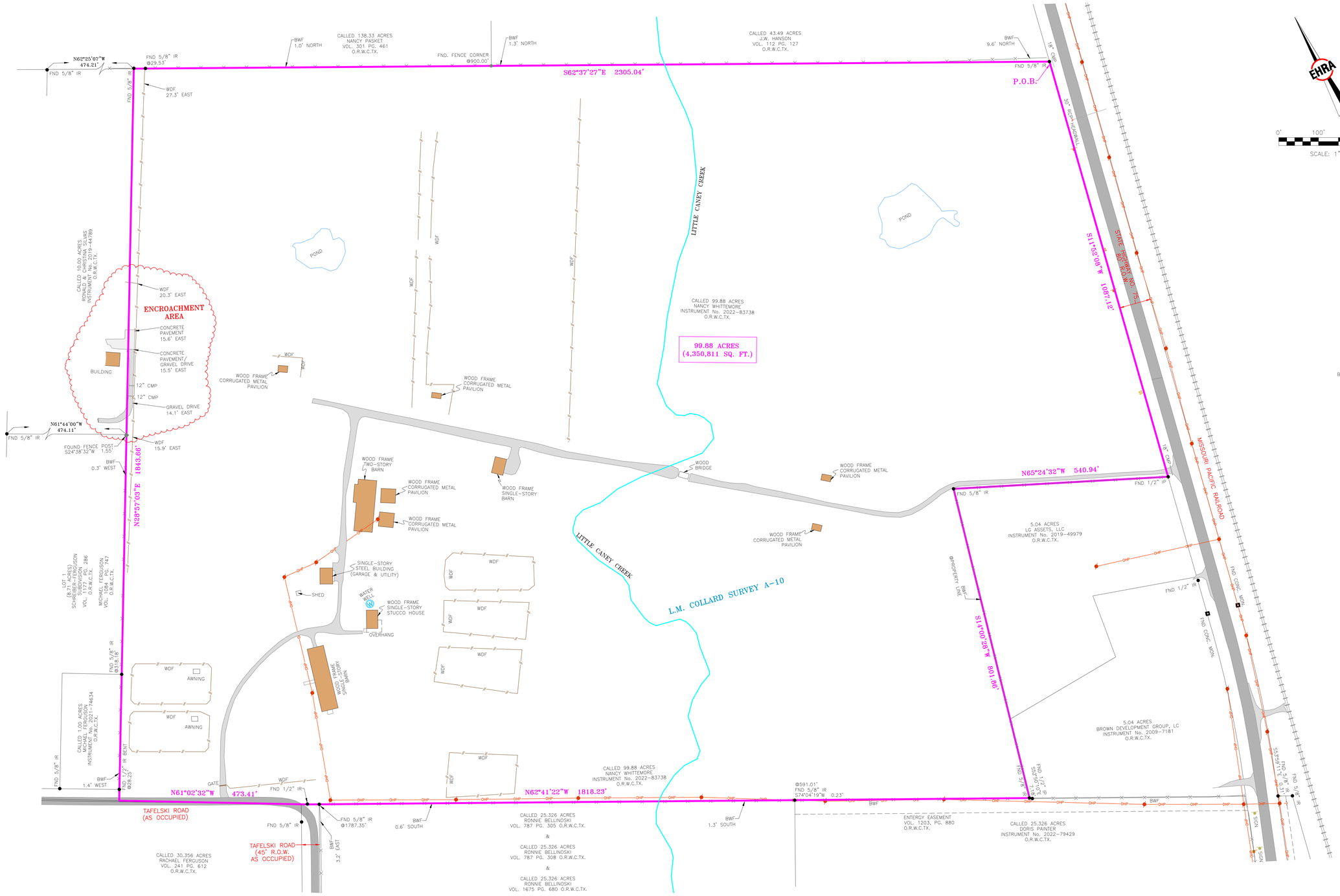

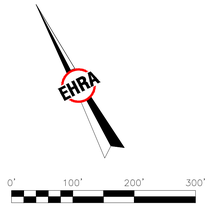

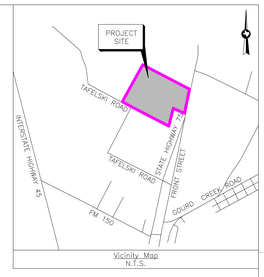

Vicinity Map
N.T.S.

LEGEND

BCM	Buried Cable Marker
BOV	Blow of Valve
CONC	Concrete
CMP	Corrugated Metal Pipe
DG	Down Guy
EB	Electric Box
ESMT	Easement
FND	Found
GM	Gas Meter
IP	Iron Pipe
IR	Iron Rod
MB	Mail Box
MON	Monument
NO.	Number
O.R.W.C.TX.	Official Records Walker County Texas
PBT	Pull Box Telephone
PG.	Page
PLM	Pipeline Marker
PP	Power Pole
RCP	Reinforced Concrete Pipe
R.O.W.	Right-Of-Way
S.E.T.	Safety End Treatment
TPED	Telephone Pedestal
VOL.	Volume
WM	Water Meter
Overhead Power	OHP
BWF-Barbed Wire Fence	BWF
WDF-Wood Fence	WDF
ASPHALT PAVEMENT	
GRAVEL PAVEMENT	

GENERAL NOTES:

1. This survey was performed in connection with title report issued by Old Republic National Title Insurance Company, countersigned by Envision Title, LLC under GF No. 208816-H, with an effective date of November 17, 2024 and an issued date of February 4, 2025. No other research was performed by Edminster, Hinshaw, Russ and Associates, Inc.
2. All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System Central Zone (#4203), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.9998986271.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Walker County, Texas, Map No. 48471C0525D, dated August 16, 2011, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain.
   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
4. This survey does not determine the location of wetlands, fault lines, toxic waste or any other environmental issues.
5. Readily visible improvements/utilities were located with this survey. No subsurface probing, excavation or exploration was performed by Edminster, Hinshaw, Russ and Associates, Inc.
6. Metes and bounds description of even date accompanies this survey.
7. This survey does not address any oil, gas or mineral interest.

TITLE COMMITMENT NOTE:

Only those easements and that information listed in Old Republic National Title Insurance Company, countersigned by Envision Title, LLC under GF No. 208816-H, with an effective date of November 17, 2024 and an issued date of February 4, 2025 and relisted below were considered for this survey. No other research was performed by Edminster, Hinshaw, Russ and Associates, Inc.

10d) Utility easement granted to American Telephone and Telegraph Company as recorded in Volume 129, Page 164 and in Volume 230, Page 648 of the Deed Records of Walker County, Texas. – SUBJECT TO (not plottable)

10e) Utility easement granted to Moran Utilities Company as recorded in Volume 234, Page 567 of the Deed Records of Walker County, Texas. – SUBJECT TO (not plottable)

10f) Utility easement granted to American Telephone and Telegraph Company as recorded in Volume 252, Page 357 of the Deed Records of Walker County, Texas. – SUBJECT TO (not plottable)

10g) Utility easement granted to Gulf State Utilities Company as recorded in Volume 419, Page 751 of the Deed Records of Walker County, Texas. – SUBJECT TO (not plottable)

We, Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA acting by and through A. Munroe Kelsay, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

STATE OF TEXAS
REGISTERED
A. MUNROE KELSAY
5580
PROFESSIONAL
LAND SURVEYOR

A. Munroe Kelsay,
Registered Professional Land Surveyor
Texas Registration No. 5580

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

LAND TITLE SURVEY OF A 99.88 ACRE TRACT OF LAND IN THE L.M. COLLARD SURVEY, A-10, WALKER COUNTY, TEXAS

DATE: MAR. 6, 2025	SCALE: 1"= 100'	JOB NO.: 241-123-00

DWG. NAME: R:\2024\241-123-00\Drawing\Boundary\241-123-00_LTS(99.88 ac).dwg

R:\2024\241-123-00\Drawing\Boundary\241-123-00_LTS(99.88 AC) By: