

CALLED 23.16 ACRE TRACT,
2007-7713, S.J.C.D.R.

CALLED 3.47 ACRE TRACT,
VOL. 189, PG. 483, S.J.C.D.R.

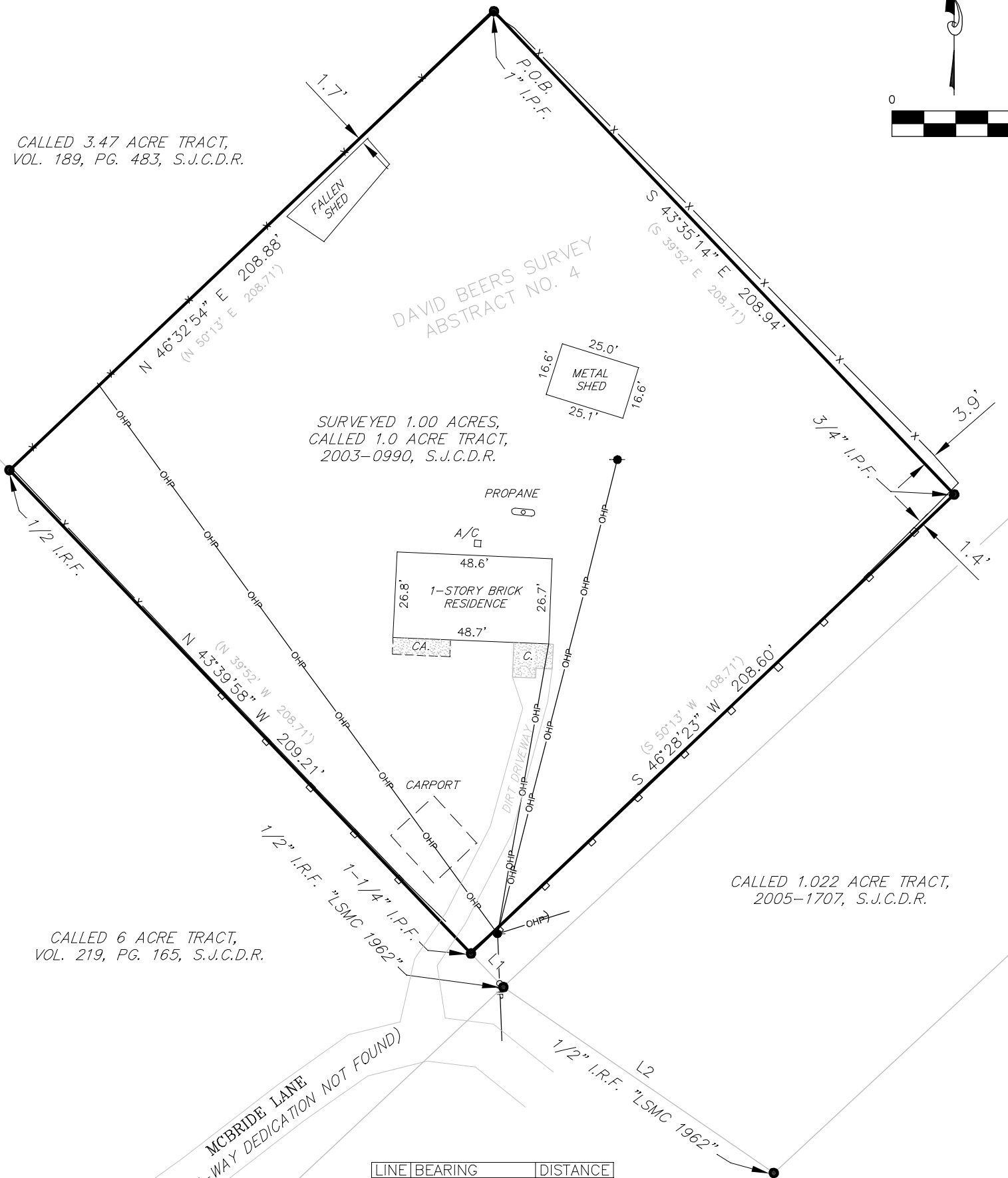
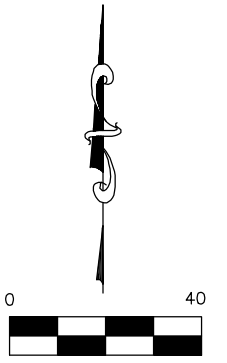
DAVID BEERS SURVEY
ABSTRACT NO. 4

SURVEYED 1.00 ACRES,
CALLED 1.0 ACRE TRACT,
2003-0990, S.J.C.D.R.

CALLED 6 ACRE TRACT,
VOL. 219, PG. 165, S.J.C.D.R.

CALLED 1.022 ACRE TRACT,
2005-1707, S.J.C.D.R.

REMAINDER OF CALLED 10.5 ACRE TRACT,
VOL. 196, PG. 442, S.J.C.D.R.



MCBRIDE LANE
(RIGHT-OF-WAY DEDICATION NOT FOUND)

LINE	BEARING	DISTANCE
L1	S 43°59'30" E	14.60'
L2	S 55°29'18" E	102.71'

LEGEND

- P.O.B. POINT OF BEGINNING
- CA. COVERED AREA
- C. CONCRETE AREA
- S.J.C.D.R. SAN JACINTO COUNTY DEED RECORDS
- I.P.F. IRON PIPE FOUND
- I.R.F. IRON ROD FOUND
- PROPERTY CORNER
- BOUNDARY LINE
- HOGWIRE FENCE
- x— BARBED WIRE FENCE
- OHP— OVERHEAD POWER LINE
- UTILITY POLE
- ↓ GUY

NOTES:

1. BEARING ORIENTATION IS BASED UPON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND REFERENCED TO GPS OBSERVATIONS OF MONUMENTS FOUND ON SUBJECT TRACT AS SHOWN HEREIN.
2. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
3. THIS SURVEY WAS PREPARED IN RELIANCE ON COMMITMENT GF NO. 21-1830 ISSUED FEBRUARY 22, 2021 AND DATED EFFECTIVE FEBRUARY 11, 2021 BY FIRST AMERICAN TITLE GUARANTY COMPANY FOR INFORMATION OF RECORD INCLUDING EASEMENTS, SET BACK LINES AND OTHER MATTERS OF RECORD SHOWN HEREIN. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT.
4. PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR SAN JACINTO COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48407C0125C, EFFECTIVE NOVEMBER 4, 2010.
5. SUBJECT TO UNPLOTTABLE PIPELINE EASEMENT TO TEXAS EASTERN TRANSMISSION CORP. RECORDED IN VOL. 66, PG. 206 AND VOL. 63, PG. 147, DEED RECORDS, SAN JACINTO COUNTY, TEXAS.



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**LAND TITLE SURVEY OF A
CALLED 1.0 ACRE TRACT OF
LAND SITUATED IN THE
DAVID BEERS SURVEY, A-4
SAN JACINTO COUNTY, TEXAS**

DATE: 02/09/2021	SCALE 1" = 40'	PAGE NO. 1 OF 1
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