



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2915.00'	191.42'	191.38'	S 87°41'05" W	3°45'44"
C2	2915.00'	179.01'	178.98'	S 88°40'30" E	3°31'07"

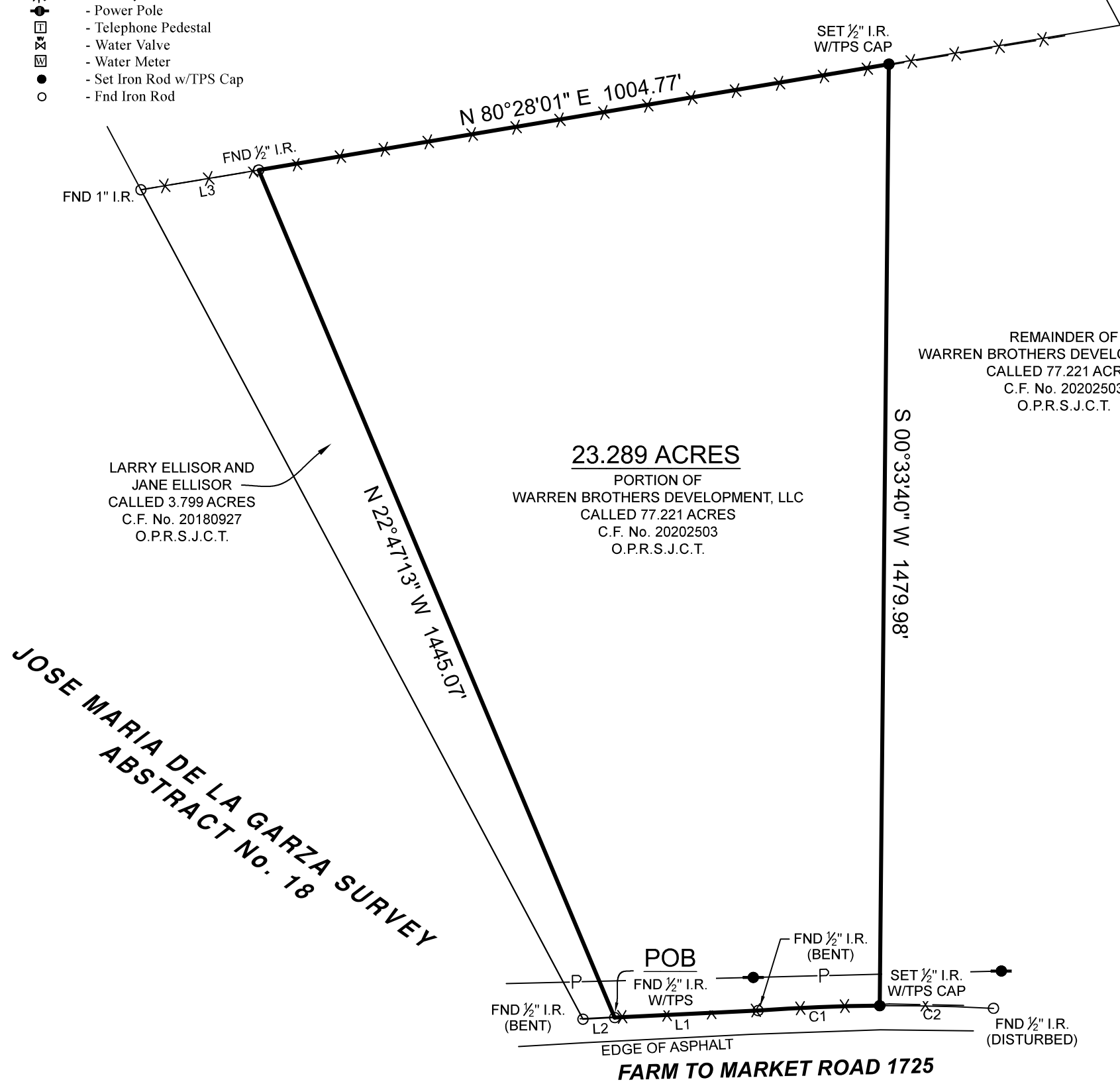
LINE	BEARING	DISTANCE
L1	S 87°11'45" W	225.76'
L2	S 87°11'45" W	50.00'
L3	S 80°28'01" W	187.83'



SYMBOL LEGEND

- P- - Overhead Power Line
- C- - Guy Wire
- // - Wood Fence
- XXX- - Wrought Iron Fence
- XX- - Chainlink Fence
- X- - Wire Fence
- FH- - Fire Hydrant
- PP- - Power Pole
- TP- - Telephone Pedestal
- WV- - Water Valve
- WM- - Water Meter
- SIR- - Set Iron Rod w/TPS Cap
- FIR- - Fnd Iron Rod

ALTON ELLISOR
CALLED 72.65 ACRES
VOL. 144, PG. 213
D.R.S.J.C.T.



LARRY ELLISOR AND
JANE ELLISOR
CALLED 3.799 ACRES
C.F. No. 20180927
O.P.R.S.J.C.T.

23.289 ACRES
PORTION OF
WARREN BROTHERS DEVELOPMENT, LLC
CALLED 77.221 ACRES
C.F. No. 20202503
O.P.R.S.J.C.T.

REMAINDER OF
WARREN BROTHERS DEVELOPMENT, LLC
CALLED 77.221 ACRES
C.F. No. 20202503
O.P.R.S.J.C.T.

**JOSE MARIA DE LA GARZA SURVEY
ABSTRACT No. 18**

FARM TO MARKET ROAD 1725

BOUNDARY SURVEY

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

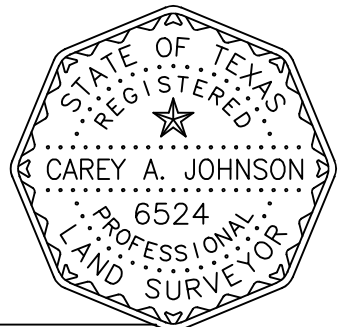
BEING a 23.289 acre tract situated in the Jose Maria De La Garza Survey, Abstract Number 18, San Jacinto County, Texas, being a portion of that same called 77.221 acre tract described in instrument to Warren Brothers Development, LLC, recorded under Clerk's File Number 20202503 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), said 23.289 acre tract being more particularly described by metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48407C0200C having an effective date of 11/04/2010.

Job No.: B408-01
Scale: 1" = 200'
Date: 09/01/2021
Drawn By: DVB
Checked By: MJW
Field Crew: TC
Revised:

Purchaser: Warren Brothers Development, LLC.
Address: FM 1725, Willis, Tx 77378
Lot: _____, Block: _____, Section: _____
Survey: Jose Maria De La Garza, A 18
Area: 23.289 Acres
Subdivision: _____
Cabinet: _____, Sheet: _____, Records: _____
San Jacinto County, Texas

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
Basis of Bearings _____