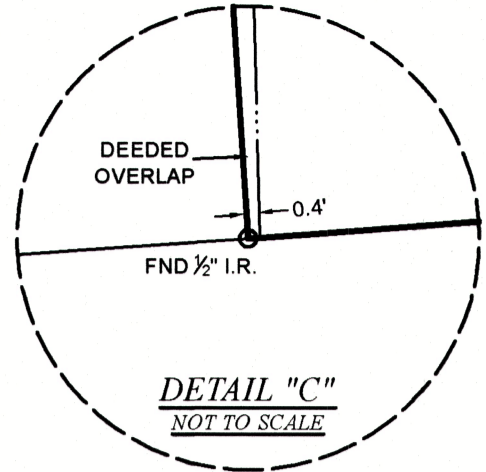
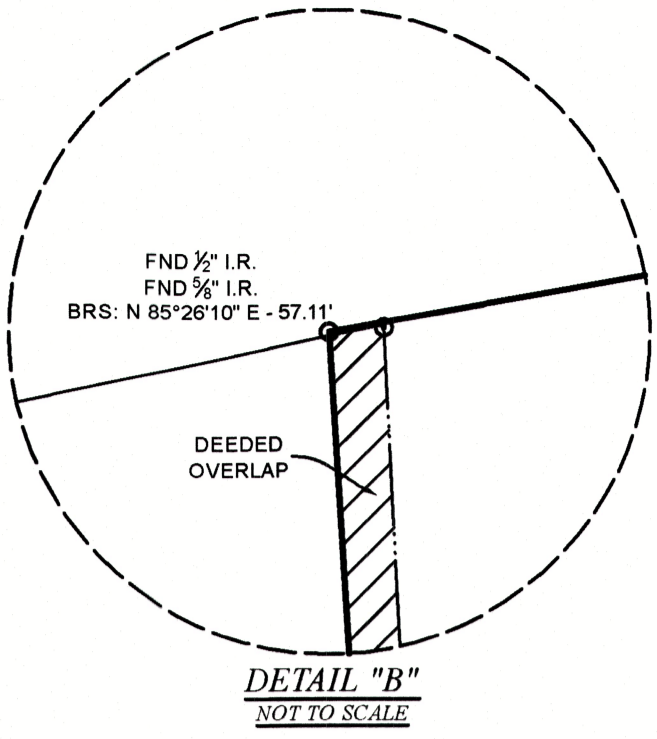


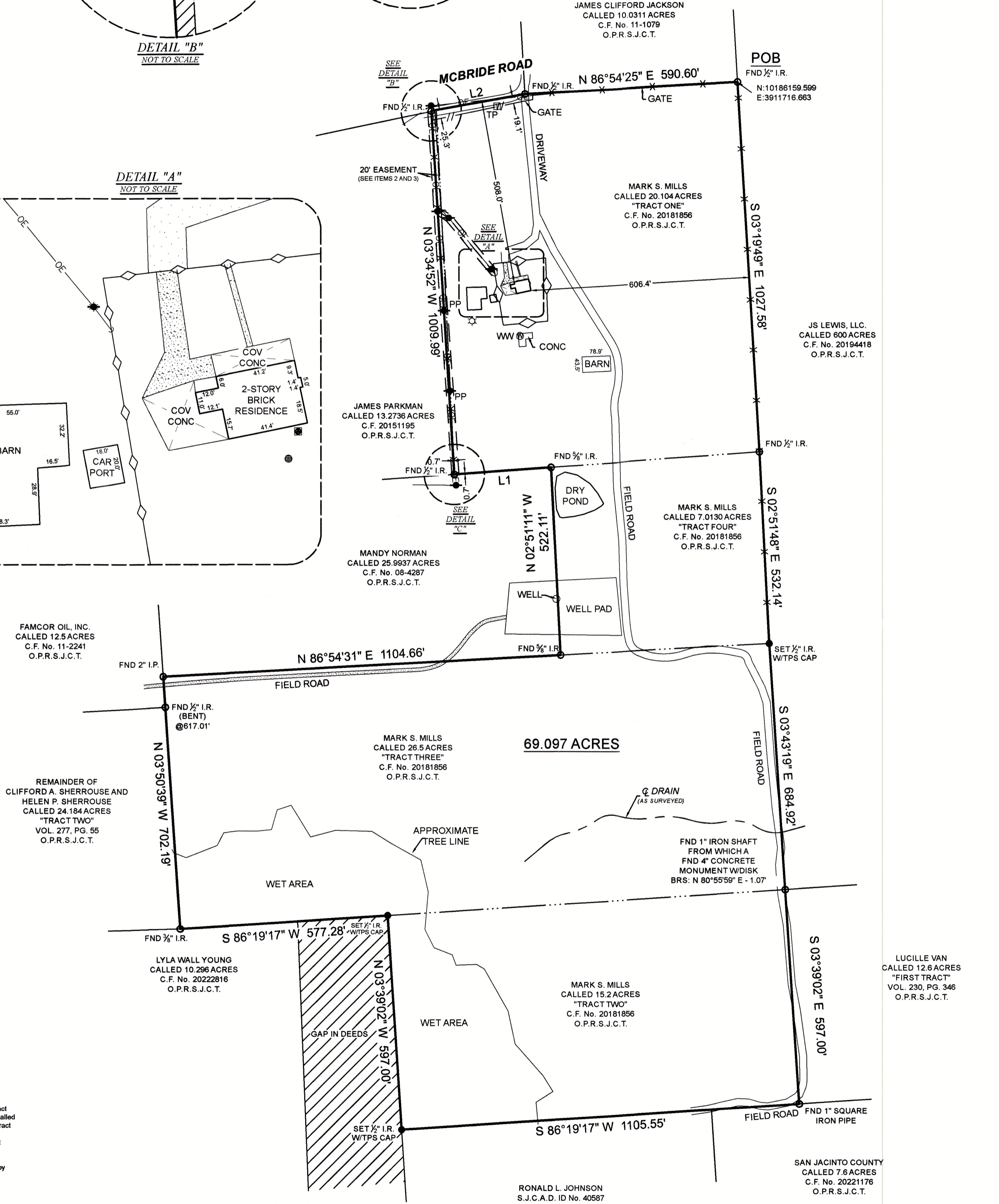
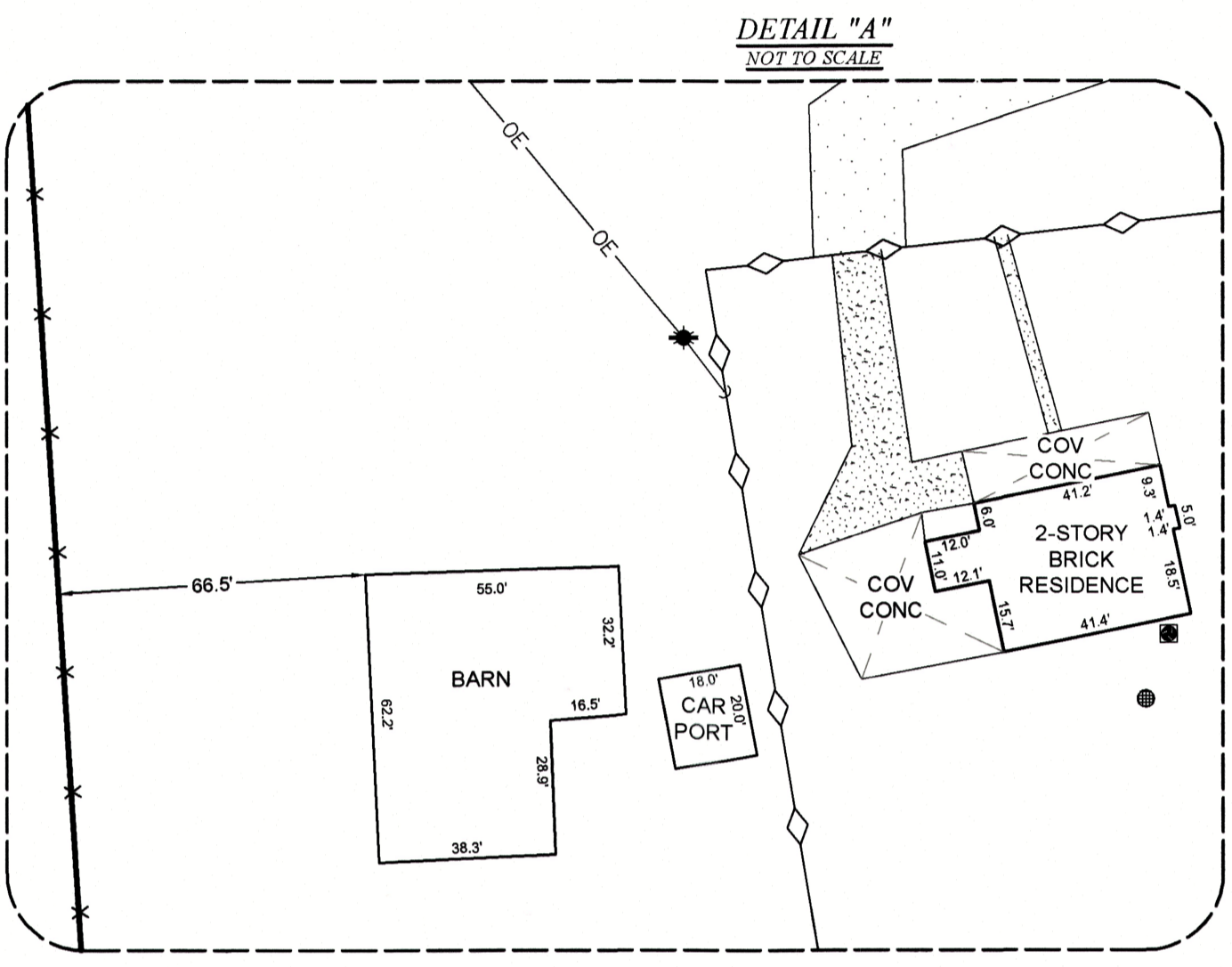
LINE	BEARING	DISTANCE
L1	S 85°56'21" W	269.14'
L2	N 79°55'07" E	264.52'

**SYMBOL LEGEND**

- ◇— CHAINLINK FENCE
- OE— OVERHEAD ELECTRIC
- FLOWLINE
- V — TOP OF BANK
- X — WIRE FENCE
- // — WOOD FENCE
- ◻ AIR CONDITIONING UNIT
- FOUND SURVEY MONUMENT
- ⊕ GATE POST (GP)
- ⊙ GUY WIRE (GW)
- ⊙ LIGHT POST (LP)
- ⊙ POWER POLE (PP) / SERVICE POLE (SP)
- ⊙ SEPTIC LID
- ⊙ SET SURVEY MONUMENT
- ⊙ SIGN (S)
- ⊙ TELEPHONE PEDESTAL (TP)
- ⊙ WATER WELL (WW)



**VITAL FLORES SURVEY  
ABSTRACT NO. 14**



**BOUNDARY & IMPROVEMENT  
SURVEY**

BEING a 69.097 acre tract of land situated in the Vital Flores Survey Abstract Number 41, San Jacinto County, Texas, being comprised of all that same called 20.104 acre tract described as "Tract One", all that same called 15.2 acre tract described as "Tract Two", all that same called 26.5 acre tract described as "Tract Three" and all that same called 7.0130 acre tract described as "Tract Four" all in instrument to Mark S. Mills, recorded under Clerk's File number 20181856 of the Official Public records of San Jacinto County, Texas (O.P.R.S.J.C.T.), said 69.097 acre tract being more particularly described by attached metes and bounds described.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. 2750724-HO43  
EFFECTIVE DATE: JUNE 16, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- PIPELINE RIGHT OF WAY AGREEMENT TO FAMCOR TRANSPORTATION, INC., PER CLERK'S FILE NO. 10686, PAGE 2678, O.P.R.S.J.C.T. (DOES AFFECT / NO EVIDENCE OF PIPELINE FOUND).
- EASEMENT TO SAM HOUSTON ELECTRIC COOPERATIVE INC., PER VOLUME 316, PAGE 555, OF THE O.P.R.S.J.C.T. (DOES AFFECT / SHOWN HEREON).
- EASEMENT TO SAM HOUSTON ELECTRIC COOPERATIVE INC., PER VOLUME 316, PAGE 557, OF THE O.P.R.S.J.C.T. (DOES AFFECT / SHOWN HEREON).

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48407C0225C HAVING AN EFFECTIVE DATE OF 11/04/2010.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PROJECT NUMBER	26980
DATE	07/27/2022
DRAWN BY	IM
CHECKED BY	DVB / MJW
FIELD CREW	JW / TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: PWB LAND HOLDINGS, LLC  
ADDRESS: 1501 MCBRIDE ROAD, CLEVELAND, TX, 77328  
SURVEY: VITAL FLORES, A-14  
SUBJECT: 69.097 ACRES  
COUNTY: SAN JACINTO

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 SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION IV SURVEY.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

