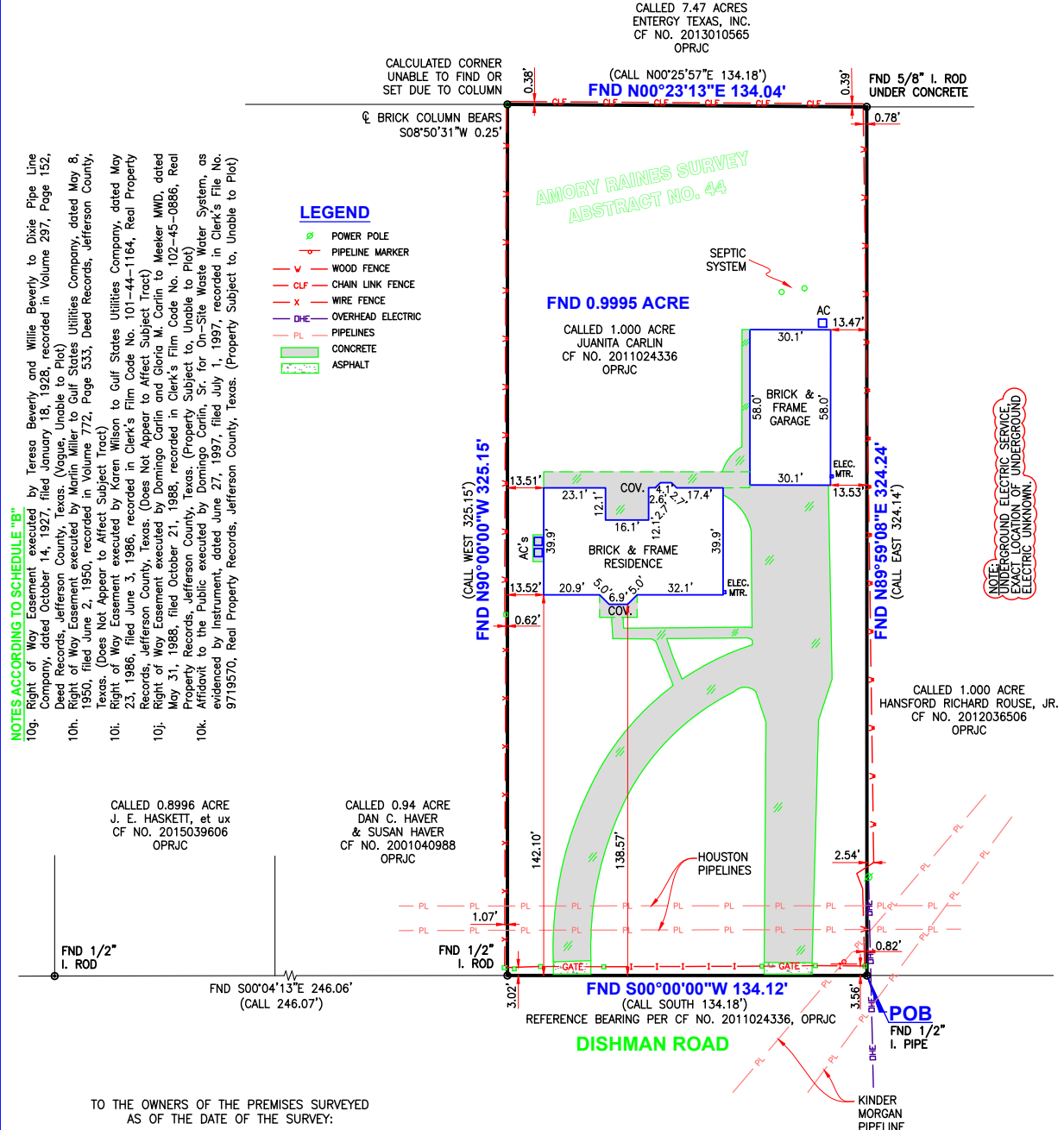


NOTE:

1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

SCALE 1"=30'



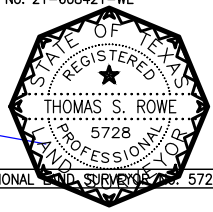
TO THE OWNERS OF THE PREMISES SURVEYED  
AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. 21-608421-WE

DATE SURVEYED: AUGUST 18, 2021

*Thomas S. Rowe*

THOMAS S. ROWE — REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5728



12129 DISHMAN ROAD  
BEAUMONT, TEXAS 77713

0.9995 Acre Tract or Parcel of Land  
Amory Raines Survey, Abstract No. 44  
Jefferson County, Texas

Owner: Phelan Group Properties, LLC

In accordance with the Flood Hazard  
Boundary Map, Department of Housing  
and Urban Development.

Community No.: 480385  
Panel No.: 0130 C  
Date of FIRM: 11-20-91

This property lies in Zone "C".  
Location on map determined by scale on map.  
Actual field elevation not determined.  
Mark Whiteley & Associates does not warrant  
nor subscribe to the accuracy or  
scale of said maps.

Zone "C" does not lie in the 100- year flood  
plain.

**MWA**  
MARK WHITELEY & ASSOCIATES, LLC  
CIVIL ENGINEERING | LAND SURVEYING | PIPELINE SERVICES  
TEXAS SURVEYING FIRM NO. 51908700 | TEXAS ENGINEERING FIRM NO. F-2633  
3250 EASTEX FWY, BEAUMONT, TEXAS 77703  
409-892-0421 | MWASSOC.COM

**EXHIBIT "B"**  
REFER TO EXHIBIT "A"  
FOR LEGAL DESCRIPTION

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FILE NO. 21-1438