

Subject to the General Notes shown hereon:

The Town of Redwood, Texas, LLC, First American Title Guaranty Company, and James Loren Thibodeaux:

Michael Nelson, a Registered Professional Engineer, hereby certifies that this survey was prepared in accordance with the standards and specifications for a Category A, Condition B Survey.

Surveyed May 21, 2020

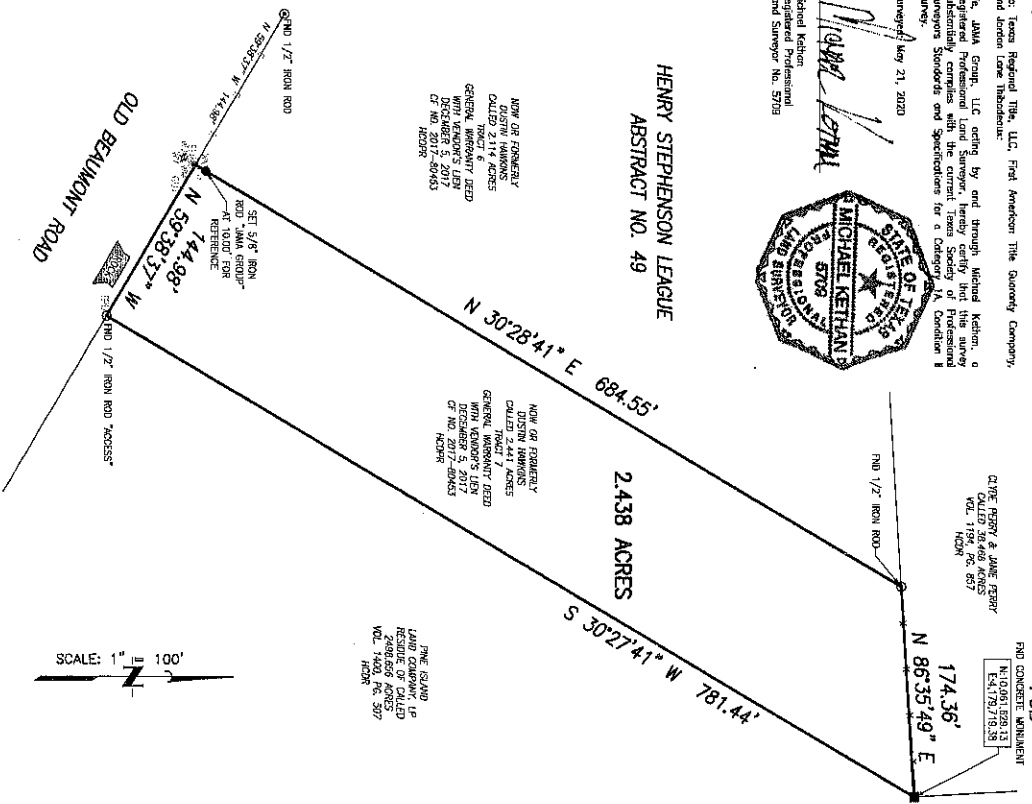


POB  
NO. 0361, 036, 037  
E.S. 179, 719, 835  
VOL. 1198, PG. 872  
H200

RD CONCRETE MANUFACTURE

HENRY STEPHENSON LEAGUE  
ABSTRACT NO. 49

2.438 ACRES



NOW OF CONCRETE  
JUSTIN HANCOCK  
CALLED 2.114 ACRES  
GENERAL PUBLIC RECORDS  
WITH RECORD'S LEIN  
DECEMBER 5, 2017  
CT NO. 42090  
OF NO. 42090

NOW OF PROPERTY  
JUSTIN HANCOCK  
CALLED 2.441 ACRES  
GENERAL PUBLIC RECORDS  
WITH RECORD'S LEIN  
DECEMBER 5, 2017  
CT NO. 42090  
OF NO. 42090

THE ISLAND  
RESERVE OF DALE  
VOL. 1402, PG. 307  
H200

BOBROWER:  
JORDAN LANE THIBODEAUX  
ADDRESS:  
2205 OLD BEAUMONT RD  
SOUR LAKE, TEXAS 77659

JOB NO. 1414-001

**SCHEDULE B NOTES:**

1. Per item No. 101 of Schedule B Exceptions, property is subject to a right-of-way to The Town of Redwood, recorded in Vol. 14, Pg. 525, Herin County Deed Records. DOES NOT AFFECT.
2. Per item No. 102 of Schedule B Exceptions, property is subject to a right-of-way to Schedule B Co., recorded in Vol. 15, Pg. 593, Herin County Deed Records. DOES NOT AFFECT.
3. Per item No. 103 of Schedule B Exceptions, property is subject to a right-of-way to United Fire Co., recorded in Vol. 17, Pg. 506, Herin County Deed Records. DOES NOT AFFECT.
4. Per item No. 104 of Schedule B Exceptions, property is subject to a right-of-way to Star Petro Co., recorded in Vol. 20, Pg. 354, Herin County Deed Records. DOES NOT AFFECT.
5. Per item No. 105 of Schedule B Exceptions, property is subject to a right-of-way to Morgan Farm Co., recorded in Vol. 57, Pg. 176, Herin County Deed Records. DOES NOT AFFECT.
6. Per item No. 106 of Schedule B Exceptions, property is subject to a right-of-way to Iron Horse Co., recorded in Vol. 66, Pg. 324, Herin County Deed Records. DOES NOT AFFECT.
7. Per item No. 107 of Schedule B Exceptions, property is subject to a right-of-way to Iron Horse Co., recorded in Vol. 66, Pg. 324, Herin County Deed Records. DOES NOT AFFECT.
8. Per item No. 108 of Schedule B Exceptions, property is subject to an assignment of right-of-way to The Town-Engine Pipe Line Company of Texas, recorded in Vol. 131, Pg. 485, Herin County Deed Records. DOES NOT AFFECT.
9. Per item No. 109 of Schedule B Exceptions, property is subject to an assignment to Texas Pipe Line Co., recorded in Vol. 131, Pg. 485, Herin County Deed Records. DOES NOT AFFECT.
10. Per item No. 110 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
11. Per item No. 111 of Schedule B Exceptions, property is subject to an oil and gas lease, recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
12. Per item No. 112 of Schedule B Exceptions, property is subject to a right-of-way to Magnolia Pipe Line Co., recorded in Vol. 297, Pg. 204, Herin County Deed Records. DOES NOT AFFECT.
13. Per item No. 113 of Schedule B Exceptions, property is subject to a partial assignment of right-of-way to Scurry Machine Co. Records. DOES NOT AFFECT.
14. Per item No. 114 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
15. Per item No. 115 of Schedule B Exceptions, property is subject to a right-of-way to the Texas Co., recorded in Vol. 284, Pg. 103, Herin County Deed Records. DOES NOT AFFECT.
16. Per item No. 116 of Schedule B Exceptions, property is subject to a right-of-way to Magnolia Pipe Line Co., recorded in Vol. 297, Pg. 204, Herin County Deed Records. DOES NOT AFFECT.
17. Per item No. 117 of Schedule B Exceptions, property is subject to a partial assignment of right-of-way to Scurry Machine Co. Records. DOES NOT AFFECT.
18. Per item No. 118 of Schedule B Exceptions, property is subject to an assignment to Crown Oilfield Pipe Line Company, recorded in Vol. 316, Pg. 505, Herin County Deed Records. DOES NOT AFFECT.
19. Per item No. 119 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
20. Per item No. 120 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
21. Per item No. 121 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
22. Per item No. 122 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
23. Per item No. 123 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
24. Per item No. 124 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
25. Per item No. 125 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
26. Per item No. 126 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
27. Per item No. 127 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
28. Per item No. 128 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
29. Per item No. 129 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
30. Per item No. 130 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
31. Per item No. 131 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
32. Per item No. 132 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
33. Per item No. 133 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
34. Per item No. 134 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
35. Per item No. 135 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
36. Per item No. 136 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
37. Per item No. 137 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
38. Per item No. 138 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
39. Per item No. 139 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
40. Per item No. 140 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.
41. Per item No. 141 of Schedule B Exceptions, property is subject to a right-of-way to Gulf Refining Co., recorded in Vol. 249, Pg. 1, Herin County Deed Records. DOES NOT AFFECT.

**NOTES:**

1. This is a Description for the Survey based by the State of Texas, recorded in Vol. 14, Pg. 525, Herin County Deed Records. DOES NOT AFFECT.
2. This is a Description for the Survey based by the State of Texas, recorded in Vol. 15, Pg. 593, Herin County Deed Records. DOES NOT AFFECT.
3. According to Item No. 481995, 0252 F of the Federal Communications Commission, the subject land is not subject to a right-of-way to the Texas State Public Utility Commission, recorded in Vol. 140, Pg. 511, Herin County Deed Records. DOES NOT AFFECT.
4. Pursuant to Item No. 481995, 0252 F of the Federal Communications Commission, the subject land is not subject to a right-of-way to the Texas State Public Utility Commission, recorded in Vol. 140, Pg. 511, Herin County Deed Records. DOES NOT AFFECT.
5. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
6. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental features. Such matters should be determined by a professional geologist or other expert as may be required.
7. The surveyor has been prepared for the sole purpose of the Commission, and the exclusive use, by the State of Texas, of the subject land for any purpose, and the survey is not to be used for any other purpose, and the survey is to be held in trust for the benefit of the State of Texas.

H. STEPHENSON LEAGUE  
OUT OF  
2.438 ACRES  
TITLE SURVEY  
OF  
LAND

ABSTRACT NO. 49  
HARDIN COUNTY, TEXAS  
MAY 21, 2020  
JAWMA GROUP LLC  
2815 Tesoro Road  
Beaumont, Texas 77703  
Office (409) 899-5050  
TBA's Firm #10130400



2.438 Acre Tract

**BEING** a 2.438 acre tract of land as situated in the Henry Stephenson League, Abstract No. 49, and being all of a called 2.441 acre tract designated as "Tract 7" as conveyed to Dustin Hawkins by a General Warranty Deed With Vendor's Lien dated December 5, 2017 and filed for record under Clerk's File No. 2017-80453 of the Hardin County Official Public Records. Said 2.438 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3"x3" concrete monument found for the northeast corner of said Dustin Hawkins called 2.441 acre tract, the northeast corner of the herein described tract, and the southeast corner of a called 38.468 acre tract as conveyed to Clyde Perry and Janie Perry and filed for record under Volume 1194, Page 857 of the Hardin County Deed Records. Said place of beginning has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot) value of North: 10,061,629.13 and East: 4,179,719.38;

THENCE, South 30°27'41" West, a distance of 781.44 feet, along the southeast line of said Dustin Hawkins called 2.441 acre tract, to a 1/2-inch iron rod found (with cap stamped "ACCESS") in the north right-of-way of Old Beaumont Road for the south corner of the herein described tract and the south corner of said Dustin Hawkins called 2.441 acre tract;

THENCE, North 59°38'37" West, a distance of 144.98 feet, along the northwest line of said Old Beaumont Road and the southwest line of said Dustin Hawkins called 2.441 acre tract, to a point for the west corner of the herein described tract, the west corner of said Dustin Hawkins called 2.441 acre tract, and the east corner of a called 2.114 acre tract designated as "Tract 6" as conveyed to Dustin Hawkins by a General Warranty Deed With Vendor's Lien dated December 5, 2017 and filed for record under Clerk's File No. 2017-80453 of the Hardin County Official Public Records, from which a 1/2-inch iron rod found for the west corner of same bears North 59°38'37" West a distance of 144.98 feet and a 5/8-inch iron rod set (with cap stamped "JAMA LLC") for reference bears North 30°28'41" East a distance of 10.00 feet;

THENCE, North 30°28'41" East, a distance of 684.55 feet, along the northwest line of said Dustin Hawkins called 2.441 acre tract and the southeast line of said Dustin Hawkins called 2.114 acre tract, to a 1/2-inch iron rod found for the northwest corner of the herein described tract, the northwest corner of said Dustin Hawkins called 2.441 acre tract and the northeast corner of said Dustin Hawkins called 2.114 acre tract, same being located in the south line of said Clyde Perry and Janie Perry called 38.468 acre tract;

THENCE, North 86°35'49" East, a distance of 174.36 feet, along the south line of said Clyde Perry and Janie Perry called 38.468 acre tract and the north line of said Dustin Hawkins called 2.441 acre tract, to the **PLACE OF BEGINNING, CONTAINING 2.438 acres** of land in Hardin County, Texas.

*Note: The bearings recited herein are based and/or rotated to the Texas Coordinate System, Central Zone, NAD 83 (U.S. Survey Feet).*

Surveyed: May 21, 2020

TBPLS Firm #10130400

