

POB FND CONCRETE MONUMENT N:10.061.629.13 E4.179,719.38

To: Texas Regional Title, LLC, First American Title Quaranty Company and Jardon Lane Thibadeaux:

Subject to the General Notes shown hereon:

SCHEDULE B NOTES:

1. For Item No. 101 of Schedule B Exceptions, properly is subject
1. or fight-of-way to The Term Company, recorded in Vol. 14,
19. 525, Bardin Gwanty Daed Records. DOS: NOT AFFECT

Per Item No. 10J of Schedule B Exceptions, property is subject to a right-of-way to Security OR Co., recorded in Vol. 15, Pg. 93, Hardin County feed Records. DDES NOT AFRECT

Per Item No. 10k of Schedule B Exceptions, property is subject to a right-or-way to United Reg. Co., recorded in Vol. 17, Pg. 568, Hardin County Bead Records. DDES NOT AFFECT

Per Item No. 10M of Schedule B Exceptions, property is subject to a right-of-way to Magnolia Petra Co., recorded in Vol. 57, Pg. 175, Hardin County Deed Records. DGES NOT AFFECT Pg. 175.

Per Rem No. 10Q of Schedule B Exceptions, property is subject to an easement to Texas Pipe Line Co., recorded in Vol. 131, Pg. 10, Hardin County Deed Records, DOES NOT AFFECT

Per Rem No. 10U of Schedule B Exceptions, property is subject to a right-of-way to Sulf Retining Co., recorded in Vol. 249, Pg. 1, Hardin County Deed Records. DOES NOT AFFECT

Per Item No. 10V of Schedule B Exceptions, property is subject to a righti-of-way to the Texas Co., recorded in Vol. 264, Pp. 103, Hardin County Deed Records, DDES NOT AFFECT

Per Itam No. 10W of Schedule B Exceptions, property is subject to a right-of-way to Magnatia Pips Line Co., recorded in Vol. 397, Pg. 206, Hardin County Deed Records, DOES NOT AFFECT

Per liem No. 16Y of Schedule B Exceptions, property is subject to a partial assignment of right-of-way to Sociony Mobil Olt Co., Inc., recorded in Vol. 428, Pg. 193, Hordin County Deed Records. DOES NOT AFFECT

Fer Item No. 10A4 of Schedule B Exceptions, property is subject to a right-of-way to The Texas Co., recorded in Vol. 264, Pg. 99, Hardin County Deed Records. DOES NOT AFFECT

Per Item No. 104C of Schedule B Exceptions, property is subject to a pleetine right-of-way to Mobil Pipe Une Co., recorded in Vol., 564, Pg. 465, Hordin County Deed Records BOES NOT AFFECT

Per Item No. 10L of Schedule B Exceptions, property is subject to a right-of-way to Star Petro Co., recorded in Vol. 20, Pg. SX4, Hardin County Deed Records, DOES NOT AFFECT

Per Item No. 10N of Schedule & Exceptions, property is subject to a right-of-way to Texas Company, recorded in Vol. 56, Pg. 321, Hardin County Deed Records. DOES NOT AFFECT

Per Item No. 100 of Schedule B Exceptions, property is subject to a right-of-way to Texas Co., recorded in Vol. 80, Pg. 19b. Hardin County Deed Records. IDES NOT AFFECT

Per Item No. 10P of Schadule B Exceptions, property is subject to an easement to East Texas Electric Co., recorded in Vol. 100, Pg. 273, Hordin County Deed Records. DOES NOT AFFECT

Per Item No. 10R of Schedule B Exceptions, property is subject to an assignment of right-of-way to The Texas-Empire Pipe Line Lormophy of leases, recorded in Vol. 131, Pg. 455, Hardin County Deed Records. **DOES** NOT AFFECT

Per Item No. 10S of Schedule 3 Exceptions, property is subject to an outful dritch assement or right-of-way to State of Texes, recorded in Vol. 1141, Pg. 444, Hordin County Deed Records, DOES NOT AFFECT

Per Item No. 10T of Schedule B Exceptions, property is subject to a right-of-way to Regardia Pipe Line Co., recorded in Vol. 152, Pg. 63, Hardin County Deed Records. DOES NOT AFFECT

Per Item No. 10X of Schedule B Exceptions, property is subject to a partial assignment of right-of-way to Socony kabile Off Co., recorded in Vol. 4DB, Pg. 513, Hardin County Deed Records, DOES NOT AFFECT

Par Itam No. 10Z of Schadule B Exceptions, property is subject to an easement to Crown Cantrol Pipe Line Company, recorded in Vol. 515, Pg. 556, Hardin County Deed Records. DOES NOT AFFECT

Per Item No. 10AB af Schedule B Exceptions, property is subject to a Priprise Califodic Protection edisement to Mobil Pipe Inne Ca., resorded in Vol. 564, Pg. 32B, Hordin County Dead Recards, DDES NOT AFFECT

22. Per Ikan No. 10AD of Schedule B Exceptions, property is subject to a pipeline right-of-way to The Fexas Pipe Line Co., recorded in Vol. 622, Pg. 174, Hardin County Deed Records. DOES NOT AFFECT

<u>ADDRESS:</u> 2205 OLD BEAUMONT RD SOUR LAKE, TEXAS 77659 <u>HORROWER:</u> JORDAN LANE THIBODEAUX

Per item No. 10A of Schedule B Exceptions, property is subject to an ecsement to Gulf States Williles Co., recorded in Vol. 784, Pg. 116, Hardin County Deed Records, DDES NOT AFFECT

. Fer fram No. 10AK of Schedule B Exceptions, property is arbipet to a Release of pipeline right-of-way and surface of essengent to Kray Forest Industries. Inc., recarded in Vol. 778, Pg. 612, Hordin County Deed Records. DOES NOT AFFECT

Fer frem No. 10AP of Schedule & Exceptions, property is subject to an exservent to Cligo Fipeline Co., recorded in Vol. 1003, Pg. 208, Herdin County Official Public Records. DOES NOT AFFECT

Per Item No. 1040 of Schedult B Exceptions, property subject to an essement or right-of-way reflected by plat Vol. 284, Pg. 349, hardin County Beed Records. DOES N AFTECT

Per Iham No. 10M of Schedule B Excaptions, property is subject to a Surface Lease to Mobil Producing Taxos & Now Mexico, Inc., recorded in Vol. 888, Pg. 263, Hardin County Dead Remords. DOES MIT AFFECT

Per Rem No. 1065 of Schedule 3 Exceptions, property is subject to an experient or right-of-way to Samson Lone Stor Limited Portheship, recorded in Vol. 1899, Pg. 482, Hardin County Official Public Records, BOES NOT AFECT

Per item No. 1047 of Schedule B Exceptions, preparty is subject to a Memocradum of Road desember to Choice Exploration, Inc., recorded in GF No. 2015—50069, Herdin County Official Public Records. DOES NOT NFECT

Pay flam No. 10M: of Schedule B Exceptions, property is subject to a right—of-way to Alvin Frederick, et us, recorded in Vol. 717, Pg. 541, Hardin County Dead Records. DDIS WII AFFECT

Per liam No. 10AJ of Schedule B Zuceptions, property is subject to a populine essement and surface lot essement to Tejes Gas Cor p., re corde d in Vol. 771, Pg. 355, Harrin County Deed Records. DOES NOT AFECT

Par item No. 10M, of Schedule B Exceptions, property is subject to a right-of-way to Gulf States Utilities Co., recorded in Vol. 827, Pg. 27, Hardin County Deed Records. DDIS NOT AFFECT

Per Item No. 10AN of Schedule B Exceptions, preperly is subject to a right-of-way to Entergy Gulf Sides, Inc., recorded in Vol. 1220, Pq. 219, Herdin County Official Public Records. DOES NOT AFRECT

Per firm No. 10AO of Schedule B Exceptions, property is subject to a Road License Maps to Sarresn Lone Star LF, recorded in Vol. 1332, 5g. 274, Hardin County Official Public Records, DOES NOT NFECT

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Per Itom No. 10AU of Schwedule B Exceptions, property is subject to a Assignment of infeccioneous agreements to Pinc Island Land Company, L.P., recorded in Vig., 1400, Pg., 517, Hardin County Official Public Records. BLANKET IN CONFINES.

Par Item No. 10AM of Schedule B Exceptions, property is subject to an essignment of right-of-any approxima-owements, leases, clc. to Teaco Chemical Co., recorded in Vol. 861, Pg. 54, Horein County Deed Records. DIES NIT FFECT

 Per Itam No. 104x of Schedule B Exceptions, property is subject to an examentic reserved in deed to Quetin Howkins, recorded in CF No. 2017-9945X, Hardin County Official Public Records. BLANKET IN CONFRACE Fer Illem No. 10M of Schedule B Exceptions, property subject to a Recentation of right to marking the summary to bushin, Hawkins, recorded in CF a 2017-80453, Herdin County Official Public Records. BLANKET COVERAGE.

Per Item No. 1DAE of Schedule B Exceptions, property is subject to a right-ori-way to Calif States Utilities Co., recorded in Vol. 670, Pg. 216, Herdin County Deed Records, DGES NOT AFFECT

Per Item No. 10AF of Schedule B Exceptions, property is subject to a Assignment to Texaco, Inc., recorded in Vol. 673, Fg. 333, Hardin County Deed Records, DOES NOT AFFECT Fg. 333,

All horizontal control is referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1883 (NAU 83), Central Zone (U.S.

Survey Foot).

Recentes a Commitment for title insurance issued Taxon Regional Title, LLC, File No. 28538—AI, invining effective date of May 1, 2020 and on issue date of 12, 2020, No further research for examinating enumbrances was performed by JAMA Group, LLC.

Per Itam No. 1045 of Schedule B Exceptions, property subject to an economent to Gulf States Utifides Co., recorded Vol. 707, Pg. 774, Hardin County Deed Records. **DOES N** AFECT

A According to Man Mo. 45(1990, 1925). F of the Theology Language of Language According to Man Mo. 1920, the sale of Language of Herdin County, Treen (And Incomporated Accord), added Orbober 6, 2010, the sale) gets that is situated willium. Zone 7x defined as oness of to be outside the Language of Languag

Research for Adjoiner Tracts was performed by JAMA Grays, LLC.

The surveyor has not been provided with construction plane showing the hootion of underground utilities. Underground utilities may exist which are not shown hereon.

The survey does not provide any determination concerning waternate, fault (lines, table weeks or emy offer environmental issuess. Such moltrers should be directed by the elimit or prospective purchaser to an expert constitution.

This survey has been prepared for the sole purpose that "transaction described in the above neteronced" to Commitment and the exclusive use by the profiles its thereon. This survey is not to be used for a because the considerate. Liability to third parties may be transferred or nesigned.

H. STEPHENSON LEAGUE 2.438 ACRES TITLE SURVEY LAND OUT OF

ABSTRACT NO. 49 HARDIN COUNTY, TEXAS MAY 21, 2020

GROUP LLC JAMA 2915 Toccoa Road Beaumont, Texas 77703 Office (409) 899—5050 TBPLS Firm #10130400



Surveyor's Field Note Description
2.438 Acre Tract
Henry Stephenson League, Abstract No. 49
Hardin County, Texas
May 21, 2020

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

MICHAEL KETHAN

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SURVEY

SURVEY