



LEGEND

- pipeline marker
- fiber optic box
- valve
- pipeline
- chain-link fence
- barbed-wire fence
- POB Point Of Beginning
- () Bearings and distances in parenthesis are based on record data.
- OPRJCT Official Public Records of Jefferson Co., Texas
- RPRJCT Real Property Records of Jefferson Co., Texas
- DRJCT Deed Records of Jefferson Co., Texas

GENERAL NOTES:

- This survey was prepared based on the Title Commitment issued by Stewart Title Guarantee Company on April 4, 2022 (effective March 28, 2022), with File No. 1592728.
- All measured bearings, distances, coordinates, and areas are grid, based on the Texas Coordinate System of 1983 (NAD83), South Central Zone.
- Bearings and distances shown in parenthesis are based on record information.
- According to FEMA's Flood Insurance Rate Map No. 4803850360 C, Dated August 6, 2002, the subject property is located in Flood Zone "X". Flood Zone location is based on scaled FIRM only. Access Surveyors, LLC does not warrant nor subscribe to the accuracy of said FIRM.
- The common survey line of the L. Hampshire Survey, Abstract No. 667 and the W.D. Cotton Survey, Abstract No. 105 is approximate and was determined based on scaling.
- A Texas811 Locate Request was made under Ticket No. 2255293223. No underground facilities were marked in response to said ticket at the time of this survey.
- According to the Railroad Commission of Texas GISviewer (<https://www.rrc.texas.gov/resource-center/research/gis-viewer>), one or more pipeline(s) not shown on this plat exist on the subject property.
- Pipeline locations shown are based on above ground evidence, existing pipeline markers, record information, and information on the Railroad Commission of Texas GISviewer. No subsurface probing, excavation, or exploration was performed by Access Surveyors, LLC. A Texas811 locate request should be made prior to digging in this area.
- All set iron rods have plastic cap stamped "Access Surveyors".

NOTES PERTAINING TO SURVEY RELATED SCHEDULE B ITEMS:
(Schedule B Items not listed are not survey related.)

STEWART TITLE - FILE NO. 1592728

Item 10.d: Pipeline Easement, Right of Way and/or Agreement granted to Spindletop Gas Distribution, by instrument recorded in/under County Clerk's File Number 8436465 of the Official Public Records, Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.e: A Pipeline easement granted to Amoco Gas Company by instrument recorded in/under County Clerk's File Number 9032155 and 9032156 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.f: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9832558 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.g: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9832559 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.h: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 98032560 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.i: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 98032561 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.j: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9805267, 9805268, and 9831569 of the Official Public Records of Jefferson County, Texas. County Clerk's File Number 9805267: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT. County Clerk's File Number 9805268: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT. County Clerk's File Number 9831569: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.k: All terms, conditions, and provisions of that certain Surface Use Agreement, recorded in/under County Clerk's File Number 2000007780 and 2000007781 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.

Item 10.l: All terms, conditions, and provisions of that certain Access and Easement Agreement, recorded in/under County Clerk's File Number 2013035605 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY.

Notes:

- Per CF 2013035605, Elliott Oil & Gas Operating Company has rights to "access and ingress and egress to said easements" over grantor's property adjacent to the easements.
- CF 2013035605 states that 3 non-exclusive easements (54.5 inches in width) are being granted. Only two 54.5 inch wide easement descriptions are included in this document.
- Per CF 2013035605, the subject property is subject to Access & Easement Agreement by and between James L. Broussard et al. and Elliott Oil & Gas Operating Co., effective July, 1, 2013.

Item 10.p: All terms, conditions, and provisions of that certain Easement Agreement recorded in/under County Clerk's File Number 9811497 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY.

Note: CF 9811497 states that 3 non-exclusive easements (54.5 inches in width) are being granted. Only two 54.5 inch wide easement descriptions are included in this document.

FIELD NOTE DESCRIPTION - 13.238 ACRES

BEING a 13.238 acre tract of land lying in the L. Hampshire Survey, Abstract No. 667, in Jefferson County, Texas, being out of and a portion of the remainder of that certain called 50.49 acre tract of land described in an instrument to Thomas Louis Fore et al. of record in Film Code No. 100-63-2487, Real Property Records, Jefferson County, Texas, and being out of and a portion of that certain tract of land described in an instrument to Vivian Broussard Smith et al. of record in County Clerk's File No. 9831966 of said Official Public Records, said 13.238 acres being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod stamped "ACCESS SURVEYORS" set marking the Northwesterly right of way line of State Highway 124 (a.k.a Fannett Road, right of way width varies), and being N 63°04'17" E a distance of 631.67 feet from the Southeast corner of a 1.1686 acre tract recorded in Clerk File No. 8417178, Official Public Records of Jefferson County, Texas, said iron rod having a Texas State Plane Coordinate Value of N: 13,892,191.38, E: 3,459,228.75;

THENCE N 54°16'48" W with the remainder of said 50.49 acre tract and over and across said abandoned railroad right of way and the Northwesterly line of the herein described tract a distance of 835.19 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the Northwesterly right of way line of said abandoned railroad right of way and being the Northwest corner of the herein described tract;

THENCE N 63°01'39" E with the Northwesterly line of said abandoned railroad right of way and the Northwesterly line of the herein described tract a distance of 562.77 feet to a capped iron rod stamped "ACCESS SURVEYORS" set for corner;

THENCE S 80°17'48" E with the remainder of said 50.49 acre tract and over and across said abandoned railroad right of way for a distance of 338.28 feet to a capped iron rod stamped "ACCESS SURVEYORS" set for corner;

THENCE S 79°07'09" E with the remainder of said 50.49 acre tract for a distance of 629.21 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the Northwesterly right of way line of said State Highway 124 and the beginning of a curve to the right;

THENCE with the Northwesterly right of way line of said State Highway 124, a Southeasterly line of said 50.49 acre tract, a Southeasterly line of the herein described tract, and along said curve to the right having a Radius of 2,653.51 feet, an Arc Length of 102.30 feet, and a Chord which bears S 43°44'38" W a distance of 102.29 feet to a concrete monument found marking the beginning of a curve to the right;

THENCE with the Northwesterly right of way line of said State Highway 124, a Southeasterly line of said 50.49 acre tract, a Southeasterly line of the herein described tract, and along said curve to the right having a Radius 2,343.28 feet, an Arc Length of 680.30 feet, and a Chord which bears S 53°24'40" W a distance of 677.91 feet to a concrete monument found marking the end of said curve;

THENCE with the Northwesterly right of way line of said State Highway 124, Southeasterly lines of said 50.49 acre tract, and Southeasterly lines of the herein described tract the following courses and distances:

S 60°48'54" W a distance of 105.37 feet to a concrete monument found for corner;

S 60°54'47" W a distance of 77.56 feet to the POINT AND PLACE OF BEGINNING, containing in area 13.238 acres of land, more or less.

13.238 Acres of Land
lying in the
L. Hampshire Survey,
Abstract No. 667,
Jefferson County, Texas
being out of and a portion
of that certain called
50.49 acre tract
described in
Film Code 100-63-2487,
RPRJCT &
all of that certain
tract of land
described in
CF 9831966, OPRJCT

PREPARED EXCLUSIVELY FOR: **Andrew Michael Dunn**

SURVEYOR'S CERTIFICATION:

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief.

The fieldwork was completed on April 8, 2022.
Date of Plat or Map: April 12, 2022
Date of Last Revision: April 25, 2022

ACCESS
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Scott N. Brackin
Registered Professional Land Surveyor No. 6650