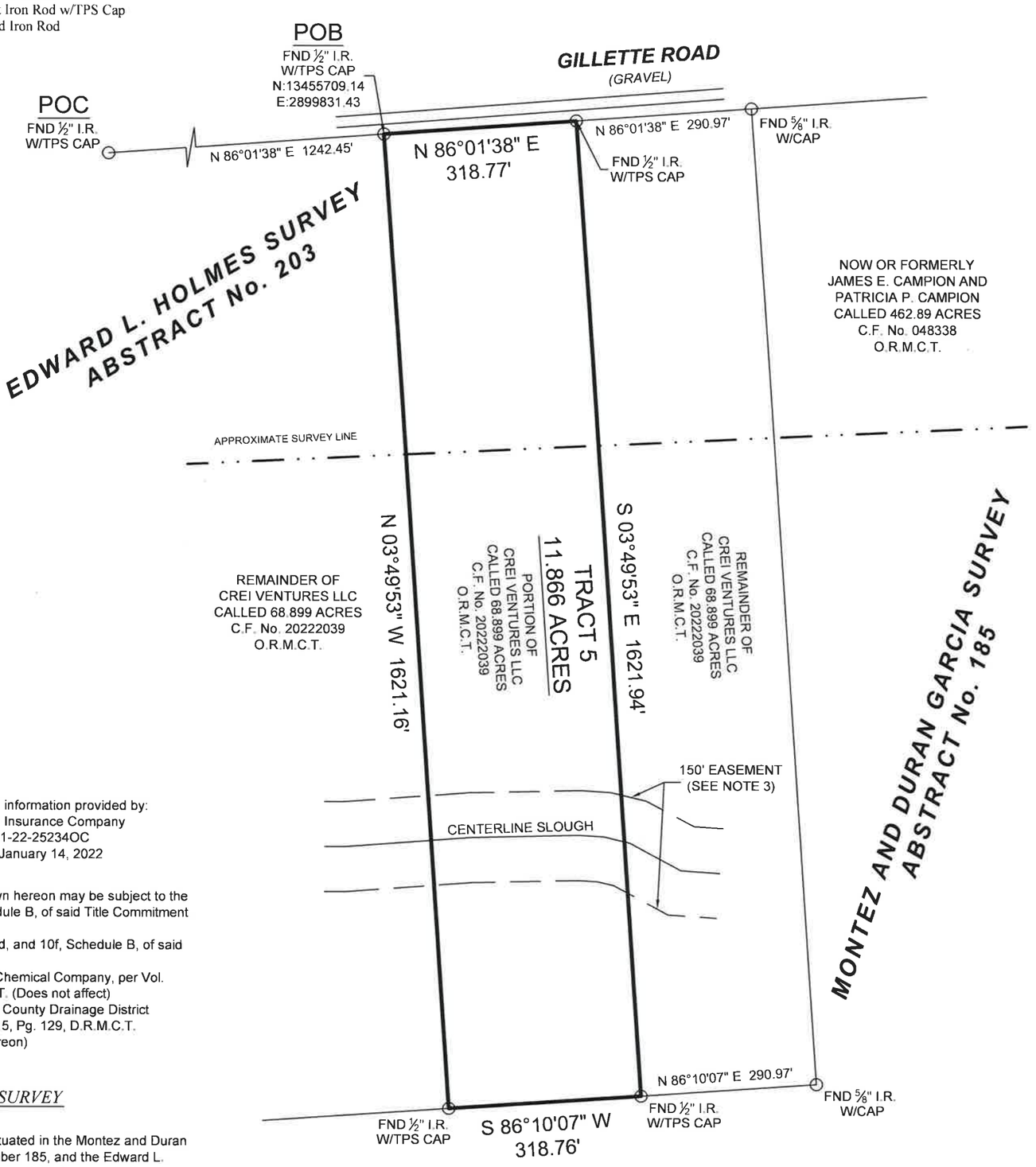
0' 200' 400' 600'

SYMBOL LEGEND

- —P— - Overhead Power Line
- —€— - Guy Wire
- —//— - Wood Fence
- —XXX— - Wrought Iron Fence
- —XX— - Chainlink Fence
- —X— - Wire Fence
- - Fire Hydrant
- - Power Pole
- T - Telephone Pedestal
- V - Water Valve
- W - Water Meter
- ● - Set Iron Rod w/TPS Cap
- ○ - Fnd Iron Rod



Surveyor has relied on information provided by:
Westcor Land Title Insurance Company
G.F. No. 8991-22-25234OC
Effective date: January 14, 2022

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per Item 1, 10d, and 10f, Schedule B, of said Title Commitment.
2. Easement to The Dow Chemical Company, per Vol. 305, Pg. 234, D.R.M.C.T. (Does not affect)
3. Easement to Matagorda County Drainage District Number Three, per Vol. 5, Pg. 129, D.R.M.C.T. (Does affect / shown hereon)

BOUNDARY SURVEY

BEING a 11.866 acre tract situated in the Montez and Duran Garcia Survey, Abstract Number 185, and the Edward L. Holmes Survey, Abstract Number 203, Matagorda County, Texas, being a portion of that same called 68.899 acre tract described in instrument to CREI Ventures, LLC., recorded under Clerk's File Number 20222039 of the Official Records of Matagorda County, Texas (O.R.M.C.T.), said 11.866 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48321C0600F having an effective date of 01/15/2021.

Job No.: 22873_TR5
Scale: 1"=200'
Date: 02/01/2022
Drawn By: TK
Checked By: CPP
Field Crew: GG
Revised:

Purchaser CREI Ventures LLC
Address Gillette Road, Palacios, Tx 77465
Lot ____, Block ____, Section ____
Survey Edward L. Holmes, A 203
Survey Montez and Duran Garcia, A 185
Area 11.866 Acres
Subdivision ____
Cabinet ____, Sheet ____, ____ Records
Matagorda County, Texas

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 meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Basis of Bearings: Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204), grid measurements.

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL
LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921