



**FUSELIER**  
SURVEYING + MAPPING

**R. J. FUSELIER & ASSOCIATES, LLC**

(FIRM REG. #10194363)

*Ryan J. Fuselier, P.E., R.P.L.S.*

*150 Belle Terre Dr.*

*Eunice, La. 70535*

*(337) 654-6403*

Registered Professional Land Surveyor  
Registration No. 5989

January 4, 2022

STATE OF TEXAS  
COUNTY OF SAN JACINTO

**FIELD NOTES:**

By: Ryan J. Fuselier, RPLS

For: Semar Ventures LLC

Reference Map: 21-TX-210

Standard Land Survey Made For: Semar Ventures LLC

Date: 12-2-2021



*Ryan J. Fuselier*

**TRACT-A:**

A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-A, CONTAINING 3.61 ACRES OF LAND SITUATED IN THE I&GN RR CO SURVEY, ABSTRACT NO. 350, SAN JACINTO COUNTY, TEXAS, AND BEING PART OF THE DON W. WRIGHT ORIGINAL 10.551 ACRE TRACT AS RECORDED IN VOLUME: 163, PAGE 802, OF OFFICIAL DEED RECORDS OF SAN JACINTO COUNTY TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT** BEING A FOUND 3/8" IRON ROD BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID DON W WRIGHT, 10.551 ACRE TRACT AS DESCRIBED IN AN ENHANCED LIFE ESTATE DEED RECORDED IN FILE NO. 20214862 OF THE OFFICIAL DEED RECORDS OF SAN JACINTO COUNTY.

CONTINUE ALONG THE SOUTHERN MARGIN OF OAK RIDGE DRIVE, NORTH 47° 11' 44" EAST, A DISTANCE OF 267.71 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE **POINT OF BEGINNING**;

THENCE, NORTH 47° 24' 19" EAST, A DISTANCE OF 33.61 FEET TO A FOUND IRON ROD WITH A WASHBURN STAMPED CAP FOR THE NORTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID MARGIN, SOUTH 69° 10' 34" EAST, A DISTANCE OF 1,265.95 FEET TO A FOUND HALF-INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 11' 48" WEST, A DISTANCE OF 815.61 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 2° 44' 57" WEST, A DISTANCE OF 310.33 FEET TO A FOUND FENCE CORNER;

THENCE, NORTH 26° 14' 30" EAST, A DISTANCE OF 11.88 FEET TO A FOUND HALF-INCH IRON ROD;



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THENCE, NORTH 69° 05' 49" WEST, A DISTANCE OF 410.76 FEET TO THE **POINT OF BEGINNING**.

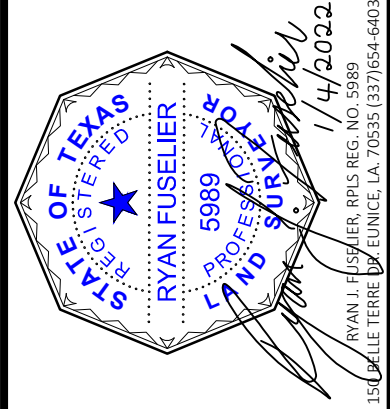
SAID TRACT OR PARCEL CONTAINING 3.61 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.

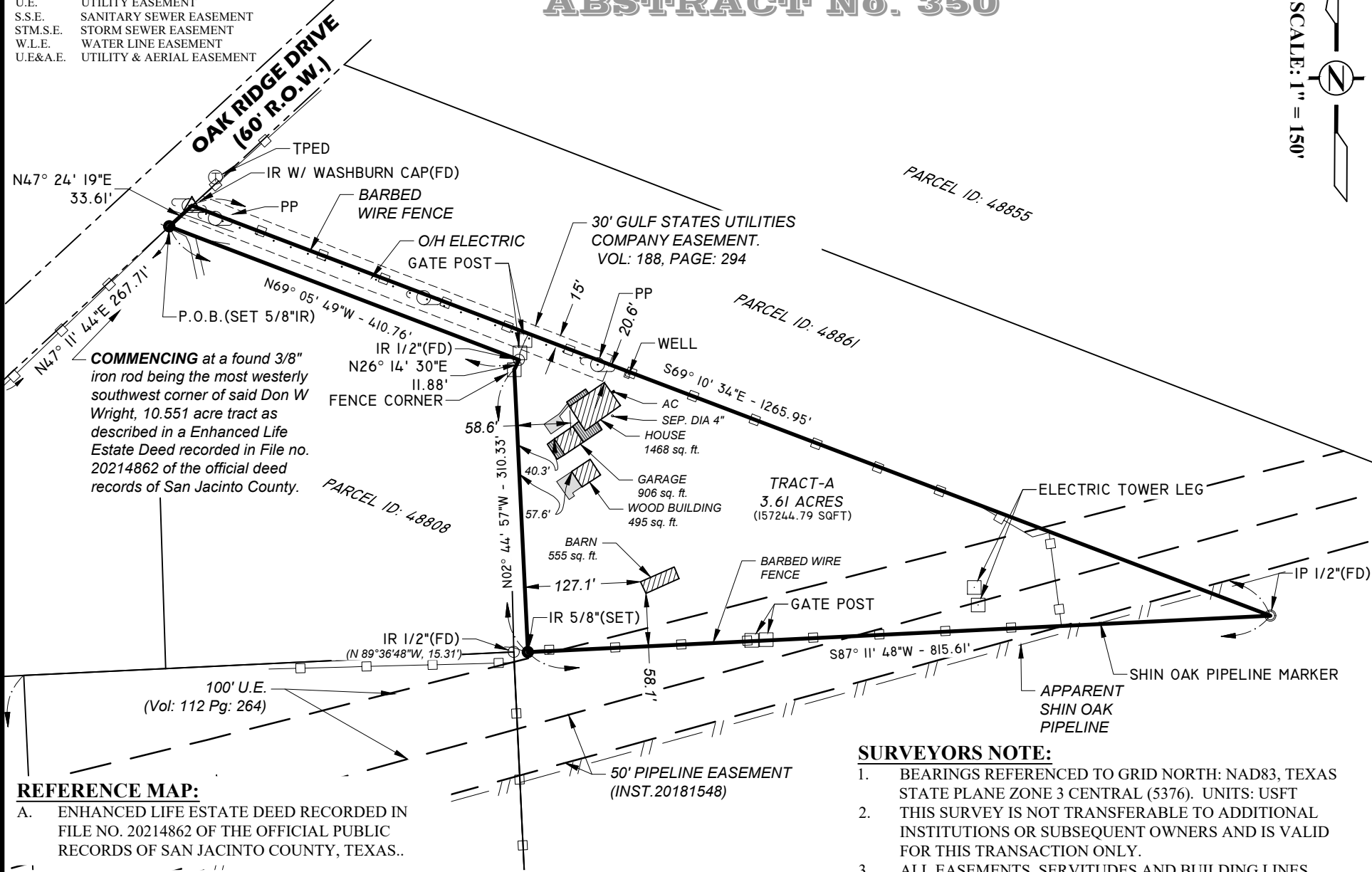
**LEGEND:**

- R.O.W RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- U.E&A.E. UTILITY & AERIAL EASEMENT

**I&GN RR CO SURVEY  
ABSTRACT No. 350**



RYAN J. FUSELIER, RPLS REG. NO. 5989  
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



**COMMENCING** at a found 3/8" iron rod being the most westerly southwest corner of said Don W Wright, 10.551 acre tract as described in a Enhanced Life Estate Deed recorded in File no. 20214862 of the official deed records of San Jacinto County.

**SURVEYORS NOTE:**

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 21116738, ISSUED DECEMBER 6, 2021 AT 10:00-AM AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY.
  - 3.1. UNABLE TO PLATE SCH. B ITEMS 10a & 10b.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

**REFERENCE MAP:**

- A. ENHANCED LIFE ESTATE DEED RECORDED IN FILE NO. 20214862 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS..

**CERTIFICATION:**

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1A - LAND TITLE SURVEY CONDITION: IV - RURAL AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

**LAND TITLE SURVEY MADE FOR  
SEMAR VENTURES LLC**

A tract or parcel of land, more particularly described as Tract-A, containing 3.61 acres of land situated in the I&GN RR CO Survey, Abstract No. 350, San Jacinto County, Texas, and being part of the Don W. Wright original 10.551 acre tract as recorded in Volume: 163, Page 802, of Official Deed Records of San Jacinto County Texas.

<b>FUSELIER</b>	<b>SURVEYING + MAPPING</b>	<b>RJ FUSELIER &amp; ASSOCIATES LLC</b>	
FIRM REG. # - LA (VF 790); TX (010194363)			
Proj. No. 21-TX-210	LAB	DATE: 12/2/21	SHEET: 01
DETAILED:	DATE:	DATE:	DATE:
REVISION DESCRIPTION	DATE	DATE	DATE
BY	BY	BY	BY