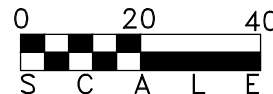
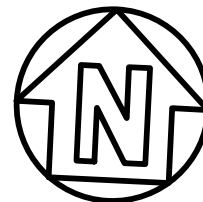


JAMES HOGATT SURVEY,
Abstract No. 14
Chambers County, Texas



P.O.B.
1/2" Capped Iron Rod Found
"Henry 1768"
N: 13,876,842.70'
E: 3,425,789.94'

Interstate Highway #10
(Based on 290' wide ROW)
N 87°20'38" E 209.88'

1/2" Capped Iron Rod Found
"Henry 1768"

Subject Tract

1.011 Acres

Pricilla Padron
Called 1.012 Acres
CCF No. 2020-151512 OPRCCT

East 1/2 Lot 2,
Block 9
Winnie Suburbs Subdivision
Vol. 96, Pg. 499
DRCCT
N 02°45'19" W 209.98'

S 02°47'06" E 209.68'
Tallow Creek Ranch, LLC
Called 0.92 Acres
CCF No. 2020-185055 OPRCCT

3/4" Iron Rod Found

1/2" Capped Iron Rod Found

S 87°15'40" W 209.99'

Shujat Holding Company
Called 14.84 Acres
CCF No. 2022-187510
OPRCCT

Denver Poland Farms, Inc., a Texas Corporation
Called 3.0 Acres
Vol. 469, Pg. 149 DRCCT

Surveyor Notes:

1. This survey was completed and this plat was prepared without the benefit of a Title Commitment.
2. This property has direct access to and from a publicly dedicated roadway.
3. All bearings indicated hereon are based on the State Plane Coordinate values - South Central Zone 4204.
4. According to FEMA's Flood Insurance Map Panel Number 48071C 0275 E dated 05/04/2015, the subject area appears to be located in Flood Zone "X".
5. Field Note Description of even date accompanies this survey plat.

I, Mitchell Lee Brackin, Texas Registered Professional Land Surveyor No. 5163, do hereby certify that I have made a survey on the ground of the property legally described hereon.

Survey Dated: March 24, 2023

Mitchell Lee Brackin

Registered Professional Land Surveyor No. 5163



Q:\PROJECTS\23003 - Miscellaneous Surveys\23003.0030 - 44318 I-10, Winnie\Drawings\23003.0030_SV_BDRY.dwg Mar 24, 2023 10:23am

Fittz & Shipman INC.

Consulting Engineers and Land Surveyors

1405 CORNERSTONE COURT, BEAUMONT, TEXAS
PH (409) 832-7238 FAX (409) 832-7303
T.B.P.E. FIRM #1160 • T.X.L.S. FIRM #100186

Boundary Survey

PROJECT NAME: Mark Diebold
44318 I-10
Winnie, Texas

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DATE: Mar 24, 2023

SHT. NO.

S1

PROJECT NO.

23003.0030