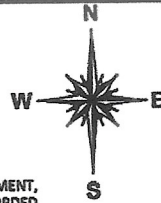


**SAN JACINTO COUNTY, TEXAS**  
**DAVID BEERS SURVEY, ABSTRACT NUMBER 4**



**NOTES:**

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 08/27/2020

4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE

5. SURVEY MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION OF EVEN DATE



**GRAPHIC SCALE**  
 1"=100'

U.S. FOREST SERVICE  
 TRACT J-12-B

**TRACT 3**  
 3.59 ACRES  
 (156,541 SQ.FT.)

CONTROLLING MONUMENT  
 CONCRETE MONUMENT

POINT OF BEGINNING  
 SET

N64°54'11"W 432.51'

N46°50'51"E 575.27'

SET  
 S57°50'23"E 192.33'

N46°50'51"E 782.53'

FM 3018

L=513.91  
 R=1518.54  
 Δ=019°23'24"  
 S21°54'27"W  
 511.46

SYMBOL LEGEND	
	PROPERTY CORNER
	POWER POLE
	TRANSFORMER
	WATER METER
	ELECTRIC OUTLET

SET: SET 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"



RESIDUAL 28.957 ACRES  
 OUT OF CALLED 353.87 ACRES AND  
 264.85 ACRES RECORDED UNDER  
 CLERK'S FILE NUMBER 02-1571, PAGE  
 5805  
 O.R.S.-J.C.T.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

*Phillip W. Bourland*  
 PHILLIP W. BOURLAND  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6468 - STATE OF TEXAS

09/02/20  
 DATE



**BOURLAND**  
**LAND SURVEYING, LLC**

2400 FM 3081  
 WILLIS, TEXAS 77378  
 (281)732-3013  
 TBPLS FIRM REG # 10194525

3.59 Acres  
San Jacinto County, Texas

BEING 3.59 acres (156,541 square feet) of land located in the David Beers Survey, Abstract Number 4 and being out of a 28.957 acre tract of land as surveyed during August 2004 by James Johnson for Kenneth Street and being further out of those certain called 353.87 acre tract and 264.85 acre tract as described in Exhibit A-2 as tract 19 and 20 in a deed from International Paper Company to Oakhurst Acquisition LLC as recorded under Clerk's File Number 02-1571, Page 5805 of the Official Records of San Jacinto County, Texas; Said 3.59 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD 83;

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the southwest corner of the herein described in the east line of U.S. Forest Service, Tract J-12-B;

**THENCE** North  $46^{\circ}50'51''$  East, along the northwest line of the herein described tract, the southeast line of said Tract J-12-B and the northwest line of said 264.85 acre tract, a distance of 575.27 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the north corner of the herein described tract, having for reference a found concrete monument bearing North  $46^{\circ}50'51''$  East, a distance of 768.53 feet for the north corner of said 28.957 acre tract and being the southwest line of a called 2.00 acre tract described in Volume 238, Page 883 of the Deed Records of San Jacinto County, Texas;

**THENCE** South  $57^{\circ}50'23''$  East, over and across said 28.957 acre tract, a distance of 192.33 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the northeast corner in the northwest right of way line of FM 3018;

**THENCE** along a curve to the left, having the following elements, an arc Length of 513.91 feet, a Radius of 1,518.54 feet, a Delta of  $19^{\circ}23'24''$ , with a Chord Bearing South  $21^{\circ}54'27''$  West, a distance of 511.46 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set;

**THENCE** North  $64^{\circ}54'11''$  West, a distance of 432.51 feet to the **POINT OF BEGINNING**, containing 3.59 acres (156,541 square feet) of land in San Jacinto County, Texas.

**SAN JACINTO COUNTY, TEXAS**  
**DAVID BEERS SURVEY, ABSTRACT NUMBER 4**

SYMBOL LEGEND	
●	PROPERTY CORNER
○	POWER POLE
⊕	TRANSFORMER
⊖	WATER METER
⊚	ELECTRIC OUTLET

SET: SET 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

**NOTES:**

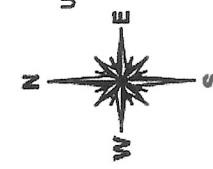
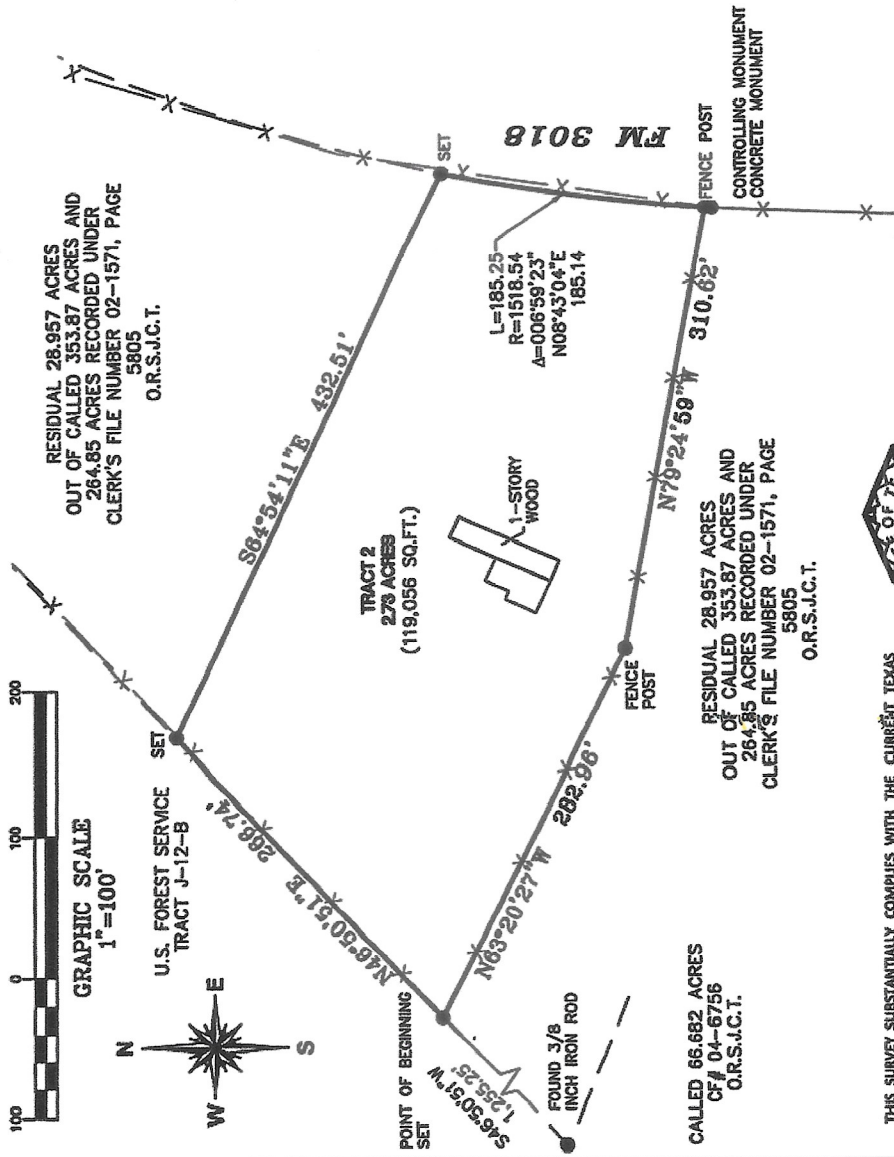
1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAMILY LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 08/27/2020
4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE
5. SURVEY MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION OF EVEN DATE

**BOURLAND**  
**LAND SURVEYING, LLC**

2400 FM 3061  
 WILLIS, TEXAS 77378  
 (281)732-3013

TBPLS FIRM REG # 10194325

BOURLAND LAND SURVEYING - PROJECT # - 20290



RESIDUAL 28,957 ACRES  
 OUT OF CALLED 353.87 ACRES AND  
 264.85 ACRES RECORDED UNDER  
 CLERK'S FILE NUMBER 02-1571, PAGE  
 5805  
 O.R.S.J.C.T.

TRACT 2  
 270 ACRES  
 (119,056 SQ.FT.)

RESIDUAL 28,957 ACRES  
 OUT OF CALLED 353.87 ACRES AND  
 264.85 ACRES RECORDED UNDER  
 CLERK'S FILE NUMBER 02-1571, PAGE  
 5805  
 O.R.S.J.C.T.

CALLED 66.682 ACRES  
 CF# 04-6756  
 O.R.S.J.C.T.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 3A, CONDITION III SURVEY.

PHILLIP W. BOURLAND  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6468 - STATE OF TEXAS  
 09/02/20 DATE

2.73 Acres  
San Jacinto County, Texas

BEING 2.73 acres (119,056 square feet) of land located in the David Beers Survey, Abstract Number 4 and being out of a 28.957 acre tract of land as surveyed during August 2004 by James Johnson for Kenneth Street and being further out of those certain called 353.87 acre tract and 264.85 acre tract as described in Exhibit A-2 as tract 19 and 20 in a deed from International Paper Company to Oakhurst Acquisition LLC as recorded under Clerk's File Number 02-1571, Page 5805 of the Official Records of San Jacinto County, Texas; Said 2.73 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD 83;

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the southwest corner of the herein described tract having for reference a 3/8 inch iron rod, found for northwest corner of a called 66.682 acre tract as recorded under Clerk's File Number 04-6756 of the Official Records of San Jacinto County, Texas and the southwest corner of said 28.957 acre tract in the east line of U.S. Forest Service, Tract J-12-B;

**THENCE** North  $46^{\circ}50'51''$  East, along the northwest line of the herein described tract, the southeast line of said Tract J-12-B and the northwest line of said 264.85 acre tract, a distance of 266.74 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the north corner of the herein described tract;

**THENCE** South  $64^{\circ}54'11''$  East, over and across said 28.957 acre tract a distance of 432.51 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the northeast corner in the northwest right of way line of FM 3018;

**THENCE** along a curve to the left, having the following elements, an arc Length of 185.25 feet, a Radius of 1,518.54 feet, a Delta of  $06^{\circ}59'23''$ , with a Chord Bearing North  $08^{\circ}43'04''$  East, a distance of 185.14 feet to a existing fence post;

**THENCE** North  $79^{\circ}24'59''$  West, over and across said 28.957 acre tract, along an existing fence, a distance of 310.62 feet to a fence post;

**THENCE** North  $63^{\circ}20'27''$  West, continuing along said fence line, a distance of 282.96 feet to the **POINT OF BEGINNING**, containing 2.73 acres (119,056 square feet) of land in San Jacinto County, Texas.