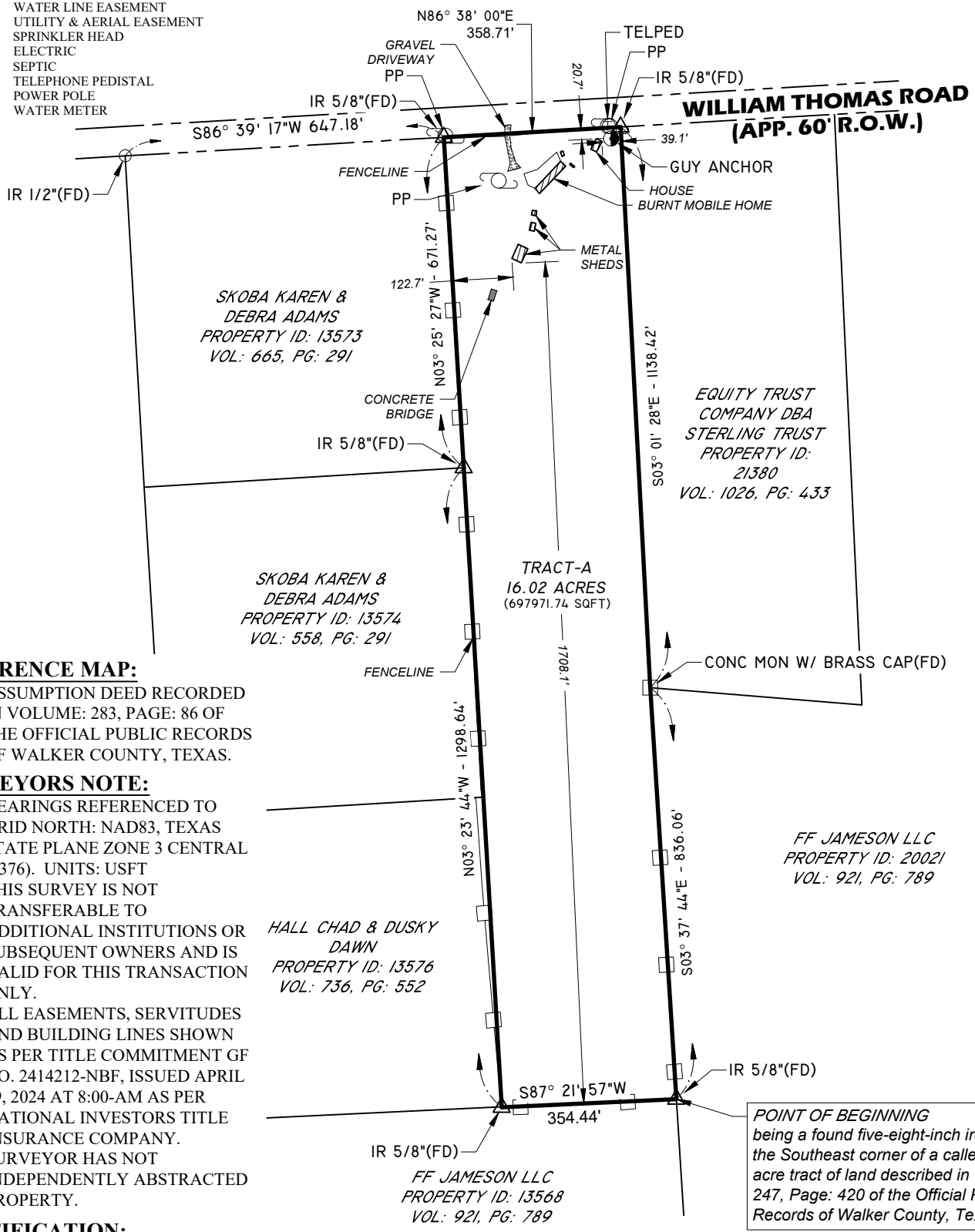


**LEGEND:**

- 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
- SP SPRINKLER HEAD
- ELE ELECTRIC
- SEP SEPTIC
- TPED TELEPHONE PEDISTAL
- PP POWER POLE
- WM WATER METER

# B. ORSET SURVEY ABSTRACT No. 33

SCALE: 1" = 300'



**REFERENCE MAP:**

1. ASSUMPTION DEED RECORDED IN VOLUME: 283, PAGE: 86 OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.

**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 GF NO. 2414212-NBF, ISSUED APRIL 29, 2024 AT 8:00-AM AS PER NATIONAL INVESTORS TITLE INSURANCE COMPANY.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

**CERTIFICATION:**

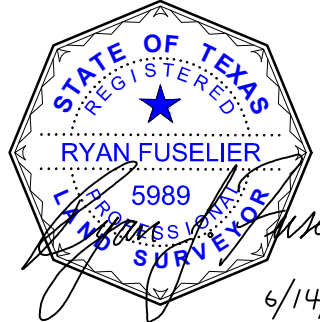
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1A - LAND TITLE SURVEY CONDITION: IV - RURAL AND THAT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

**POINT OF BEGINNING**  
being a found five-eight-inch iron rod for the Southeast corner of a called 244.2 acre tract of land described in Volume: 247, Page: 420 of the Official Public Records of Walker County, Texas.

**LAND TITLE SURVEY MADE FOR**

## WinnCo Investment Holdings, LLC

Being 16.02 acres of land, more or less, situated in the B. Orset League, Abstract No. 33, Walker County, Texas and being also out of and a part of a 244.2 acre tract conveyed by Eva B. Rountree, et al to Olen Guy Chandler, Jr., et al by deed dated July 14, 1972 recorded in Volume 247, Page 420, Deed Records of Walker County, Texas



6/14/2024

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



FUSELIER

SURVEYING + MAPPING

RJ FUSELIER & ASSOCIATES LLC  
FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No.	24TX105
DRAFTED	LAB
DATE:	6/13/24
SHEET:	01

DATE	REVISION DESCRIPTION	BY