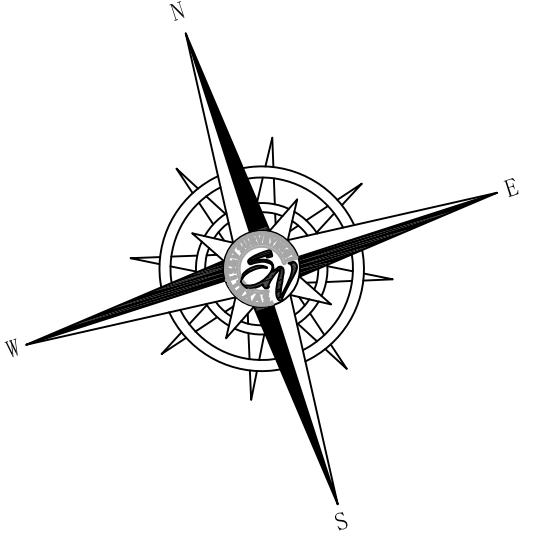
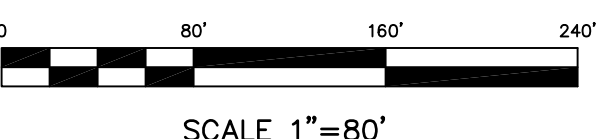
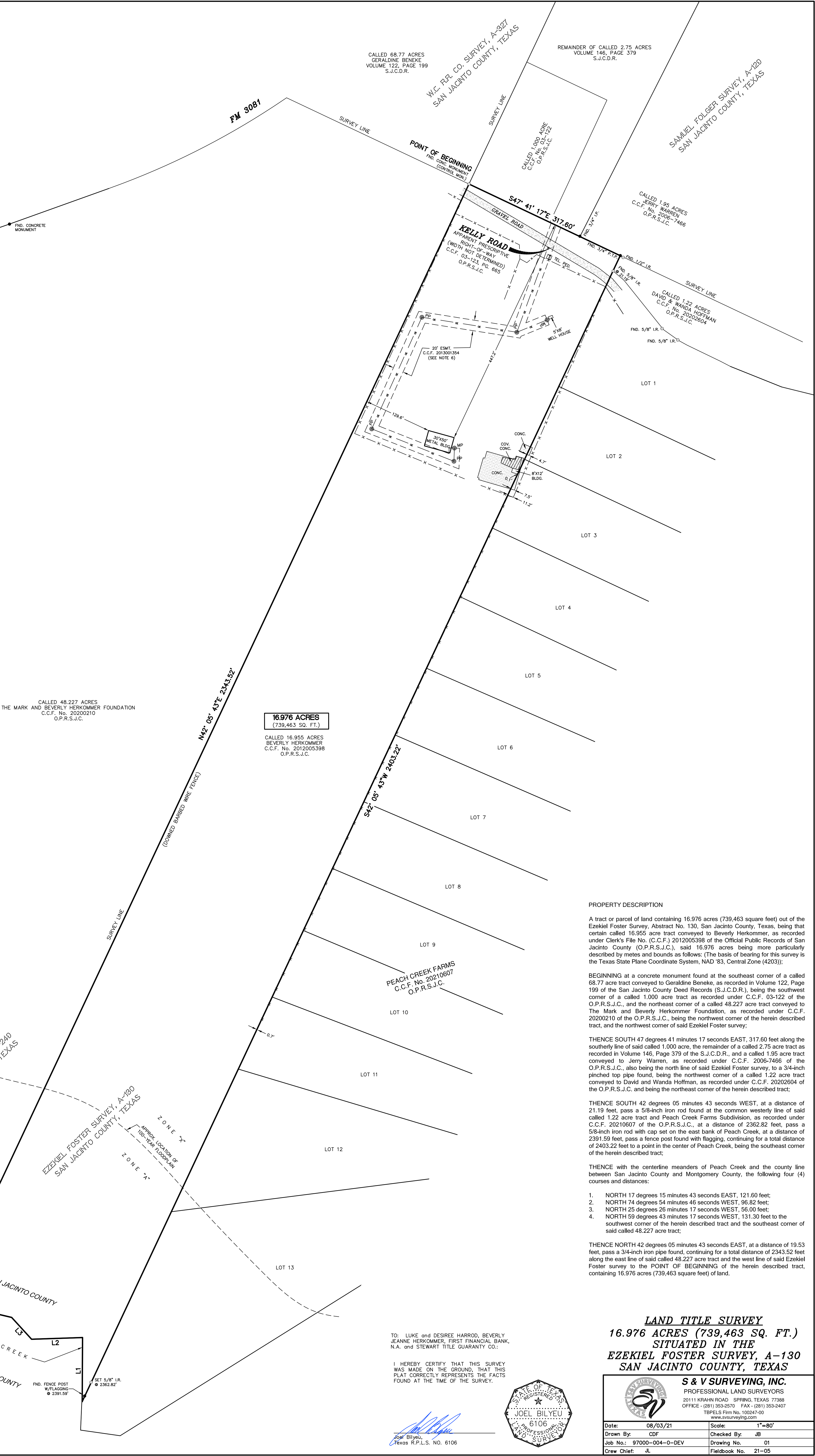


BARBED WIRE FENCE	— X —
OVERHEAD ELECTRIC	— OE —
POWER POLE	⊙
PROPERTY CORNER	⊙
B.L.	Building Line
CONC.	Concrete
I.P.	Iron Pipe
I.R.	Iron Rod
P.T.P.	Pinched Top Pipe
COV.	Covered
C.C.F. No.	County Clerk's File Number
S.J.C.D.R.	San Jacinto County Deed Records
O.P.R.S.J.C.	Official Public Records of San Jacinto County

**LEGEND**



- GENERAL NOTES:**
1. ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD1983.
  2. THIS SURVEY WAS BASED IN PART ON A TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY, FILE No. 2131205, EFFECTIVE DATE: 07/19/21, ISSUE DATE: 07/27/21.
  3. SUBJECT TRACT DOES APPEAR TO PARTLY LIE WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SAN JACINTO COUNTY, PANEL No. 48407C 0325C, EFFECTIVE DATE 11/04/2010. FLOOD PLAIN LINE SHOWN WAS SCALED FROM THIS PANEL.
  4. RIGHT OF WAY EASEMENT DATED 02/26/96 PER VOLUME 99, PAGE 192, S.J.C.D.R. (UNABLE TO LOCATE).
  5. EASEMENT AGREEMENT DATED 12/10/02 RECORDED UNDER C.C.F. No. 03-123, PAGE 665, O.P.R.S.J.C. (EASEMENT IS FOR INGRESS AND EGRESS TO AND FROM KELLY ROAD AND IS BLANKET IN NATURE AND CANNOT BE PLOTTED).
  6. EASEMENT DATED 04/30/12 TO SAM HOUSTON ELECTRIC COOPERATIVE, INC. RECORDED UNDER C.C.F. No. 2013001354, PAGE 5681, O.P.R.S.J.C. (LIES 10 FEET ON EACH SIDE OF ELECTRIC SERVICE LINES, AS SHOWN HEREON).
  7. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SURVEY AND IS ON FILE IN THE OFFICE OF S&V SURVEYING, INC.



CALLLED 48.227 ACRES  
THE MARK AND BEVERLY HERKOMMER FOUNDATION  
C.C.F. No. 20200210  
O.P.R.S.J.C.

**16,976 ACRES**  
(739,463 SQ. FT.)  
CALLLED 16.955 ACRES  
BEVERLY HERKOMMER  
C.C.F. No. 2012005398  
O.P.R.S.J.C.

**PROPERTY DESCRIPTION**

A tract or parcel of land containing 16,976 acres (739,463 square feet) out of the Ezekiel Foster Survey, Abstract No. 130, San Jacinto County, Texas, being that certain called 16,955 acre tract conveyed to Beverly Herkommer, as recorded under Clerk's File No. (C.C.F.) 2012005398 of the Official Public Records of San Jacinto County (O.P.R.S.J.C.), said 16,976 acres being more particularly described by metes and bounds as follows: (The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD '83, Central Zone (4203));

BEGINNING at a concrete monument found at the southeast corner of a called 68.77 acre tract conveyed to Geraldine Beneke, as recorded in Volume 122, Page 199 of the San Jacinto County Deed Records (S.J.C.D.R.), being the southwest corner of a called 1,000 acre tract as recorded under C.C.F. 03-122 of the O.P.R.S.J.C., and the northeast corner of a called 48.227 acre tract conveyed to The Mark and Beverly Herkommer Foundation, as recorded under C.C.F. 20200210 of the O.P.R.S.J.C., being the northwest corner of the herein described tract, and the northwest corner of said Ezekiel Foster survey;

THENCE SOUTH 47 degrees 41 minutes 17 seconds EAST, 317.60 feet along the southerly line of said called 1,000 acre, the remainder of a called 2.75 acre tract as recorded in Volume 146, Page 379 of the S.J.C.D.R., and a called 1.95 acre tract conveyed to Jerry Warren, as recorded under C.C.F. 2006-7466 of the O.P.R.S.J.C., also being the north line of said Ezekiel Foster survey, to a 3/4-inch pinched top pipe found, being the northwest corner of a called 1.22 acre tract conveyed to David and Wanda Hoffman, as recorded under C.C.F. 20202604 of the O.P.R.S.J.C. and being the northeast corner of the herein described tract;

THENCE SOUTH 42 degrees 05 minutes 43 seconds WEST, at a distance of 21.19 feet, pass a 5/8-inch iron rod found at the common westerly line of said called 1.22 acre tract and Peach Creek Farms Subdivision, as recorded under C.C.F. 20210607 of the O.P.R.S.J.C., at a distance of 2362.82 feet, pass a 5/8-inch iron rod with cap set on the east bank of Peach Creek, at a distance of 2391.59 feet, pass a fence post found with flagging, continuing for a total distance of 2403.22 feet to a point in the center of Peach Creek, being the southeast corner of the herein described tract;

THENCE with the centerline meanders of Peach Creek and the county line between San Jacinto County and Montgomery County, the following four (4) courses and distances:

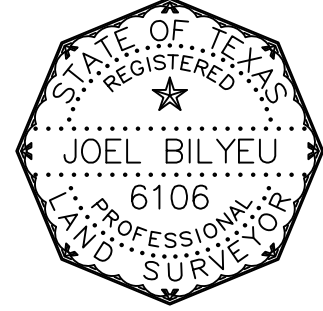
1. NORTH 17 degrees 15 minutes 43 seconds EAST, 121.60 feet;
2. NORTH 74 degrees 54 minutes 46 seconds WEST, 96.82 feet;
3. NORTH 25 degrees 26 minutes 17 seconds WEST, 56.00 feet;
4. NORTH 59 degrees 43 minutes 17 seconds WEST, 131.30 feet to the southwest corner of the herein described tract and the southeast corner of said called 48.227 acre tract;

THENCE NORTH 42 degrees 05 minutes 43 seconds EAST, at a distance of 19.53 feet, pass a 3/4-inch iron pipe found, continuing for a total distance of 2343.52 feet along the east line of said called 48.227 acre tract and the west line of said Ezekiel Foster survey to the POINT OF BEGINNING of the herein described tract, containing 16,976 acres (739,463 square feet) of land.

TO: LUKE and DESIREE HARROD, BEVERLY JEANNE HERKOMMER, FIRST FINANCIAL BANK, N.A. and STEWART TITLE GUARANTY CO.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Joel Bilyeu,  
Texas R.P.L.S. NO. 6106



**LAND TITLE SURVEY**  
**16,976 ACRES (739,463 SQ. FT.)**  
**SITUATED IN THE**  
**EZEKIEL FOSTER SURVEY, A-130**  
**SAN JACINTO COUNTY, TEXAS**

**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
2011 KRAHNS ROAD SPRING, TEXAS 77388  
OFFICE - (281) 353-2570 FAX - (281) 353-2407  
TBPELS Firm No. 100247-00  
www.svsurveying.com

Date:	08/03/21	Scale:	1"=80'
Drawn By:	CDF	Checked By:	JB
Job No.:	97000-004-0-DEV	Drawing No.:	01
Crew Chief:	JL	Fieldbook No.:	21-05

Line #	Direction	Length
L1	N17° 15' 43"E	121.60'
L2	N74° 54' 46"W	96.82'
L3	N25° 26' 17"W	56.00'
L4	N59° 43' 17"W	131.30'