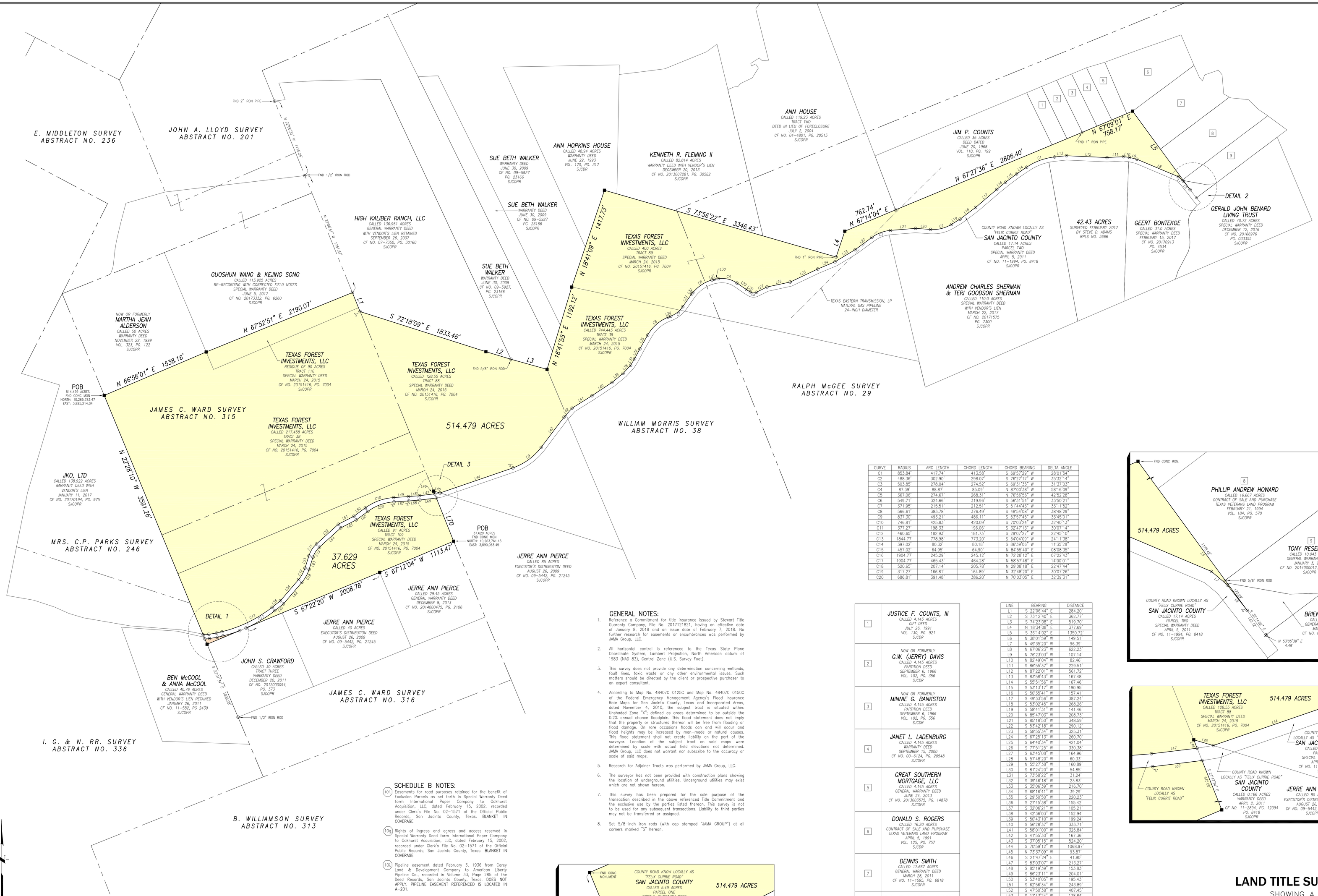


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	853.84'	417.74'	413.58'	S 69°57'29" W	28°01'54"
C2	488.36'	302.90'	298.07'	S 76°27'17" W	35°32'14"
C3	503.85'	278.04'	274.52'	S 69°31'35" W	31°37'03"
C4	87.39'	88.87'	85.09'	N 87°00'38" W	58°16'09"
C5	367.06'	274.67'	268.31'	N 76°56'56" W	42°52'28"
C6	549.71'	324.66'	319.96'	S 56°31'54" W	33°50'21"
C7	371.95'	215.51'	212.51'	S 51°44'43" W	33°11'32"
C8	566.61'	383.78'	376.49'	S 48°54'08" W	38°48'29"
C9	837.30'	493.21'	486.11'	S 53°57'45" W	33°45'01"
C10	746.81'	425.83'	420.09'	S 70°03'24" W	32°40'13"
C11	377.27'	198.33'	196.06'	S 32°47'13" W	30°07'14"
C12	460.65'	182.93'	181.73'	S 29°07'27" W	22°45'10"
C13	1844.77'	778.98'	773.20'	S 64°04'09" W	24°11'38"
C14	397.02'	80.32'	80.18'	S 86°39'06" W	11°35'28"
C15	457.02'	64.95'	64.90'	N 84°55'40" E	08°08'35"
C16	1904.77'	245.29'	245.12'	N 72°28'12" E	07°22'43"
C17	1904.77'	465.43'	464.28'	N 58°57'48" E	14°00'01"
C18	520.65'	207.14'	205.78'	N 29°08'18" E	22°47'44"
C19	317.27'	166.81'	164.89'	N 33°48'20" E	30°07'26"
C20	686.81'	391.48'	386.20'	N 70°03'05" E	32°39'31"

LINE	BEARING	DISTANCE
L1	S 22°06'44" E	284.20'
L2	S 73°12'40" E	362.77'
L3	S 74°23'08" E	519.70'
L4	N 18°34'08" E	377.69'
L5	S 36°14'02" E	1350.72'
L6	N 38°01'59" W	149.51'
L7	N 49°35'20" W	96.39'
L8	N 67°06'23" W	622.23'
L9	N 76°23'03" W	107.14'
L10	N 82°49'04" W	82.46'
L11	S 86°55'37" W	229.51'
L12	N 87°22'01" W	561.72'
L13	S 83°58'43" W	167.48'
L14	S 55°51'56" W	167.46'
L15	S 53°13'17" W	190.95'
L16	S 50°35'41" W	157.41'
L17	S 49°33'56" W	387.24'
L18	S 53°02'45" W	268.26'
L19	S 58°41'31" W	141.46'
L20	N 85°47'03" W	208.73'
L21	S 85°18'50" W	348.59'
L22	S 53°42'18" W	290.12'
L23	S 58°55'34" W	325.31'
L24	S 67°25'13" W	260.70'
L25	S 64°40'34" W	421.04'
L26	S 77°51'25" W	330.38'
L27	S 63°49'08" W	164.96'
L28	N 57°48'20" W	60.33'
L29	N 55°27'38" W	160.89'
L30	S 81°24'05" W	54.85'
L31	S 73°58'22" W	31.24'
L32	S 39°46'18" W	23.83'
L33	S 35°06'39" W	216.70'
L34	S 68°16'41" W	39.29'
L35	S 29°30'50" W	220.23'
L36	S 27°45'38" W	155.42'
L37	S 32°06'21" W	105.21'
L38	S 42°36'03" W	152.94'
L39	S 50°43'10" W	199.24'
L40	S 56°28'37" W	333.71'
L41	S 58°01'00" W	325.84'
L42	S 41°55'30" W	167.36'
L43	S 37°05'15" W	524.20'
L44	S 70°59'12" W	1068.97'
L45	N 73°37'09" W	93.87'
L46	S 21°47'24" E	41.90'
L47	S 83°03'07" W	213.27'
L48	S 85°19'39" W	153.83'
L49	S 86°23'11" W	204.01'
L50	S 53°40'05" W	195.43'
L51	S 62°56'34" W	243.89'
L52	S 47°50'38" W	407.45'
L53	S 17°43'24" W	178.84'
L54	S 40°30'12" W	387.39'
L55	S 51°56'57" W	147.92'
L56	S 76°09'23" W	77.57'
L57	S 80°51'23" W	107.71'
L58	N 22°28'10" W	79.27'
L59	N 80°51'23" E	110.17'
L60	N 76°09'23" E	80.02'
L61	N 51°58'10" E	153.91'
L62	N 40°30'23" E	393.20'
L63	N 17°43'05" E	178.71'
L64	N 47°49'39" E	399.46'
L65	N 62°56'00" E	240.81'
L66	N 53°43'18" E	200.29'
L67	N 86°23'11" E	204.01'
L68	N 85°19'52" E	156.17'
L69	N 82°53'31" E	230.15'
L70	S 21°47'24" E	645.60'

1 — JUSTICE F. COUNTS, III
CALLED 4.145 ACRES
GIFT DEED
JULY 26, 1991
VOL. 130, PG. 921
SJCOR

2 — NOW OR FORMERLY
G.W. (JERRY) DAVIS
CALLED 4.145 ACRES
PARTITION DEED
SEPTEMBER 6, 1966
VOL. 102, PG. 356
SJCOR

3 — NOW OR FORMERLY
MINNIE G. BANKSTON
CALLED 4.145 ACRES
PARTITION DEED
SEPTEMBER 6, 1966
VOL. 102, PG. 356
SJCOR

4 — JANET L. LADENBURG
CALLED 4.145 ACRES
WARRANTY DEED
SEPTEMBER 15, 2000
CF NO. 00-6124, PG. 20548
SJCOPR

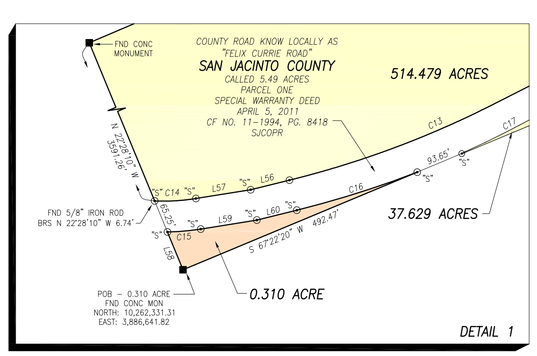
5 — GREAT SOUTHERN MORTGAGE, LLC
CALLED 4.145 ACRES
GENERAL WARRANTY DEED
JUNE 24, 2013
CF NO. 2013003575, PG. 14878
SJCOPR

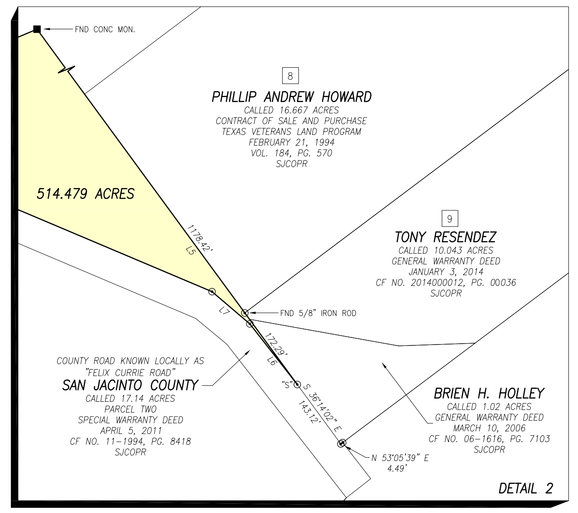
6 — DONALD S. ROGERS
CALLED 16.20 ACRES
CONTRACT OF SALE AND PURCHASE
TEXAS VETERANS LAND PROGRAM
APRIL 5, 1991
VOL. 125, PG. 757
SJCOR

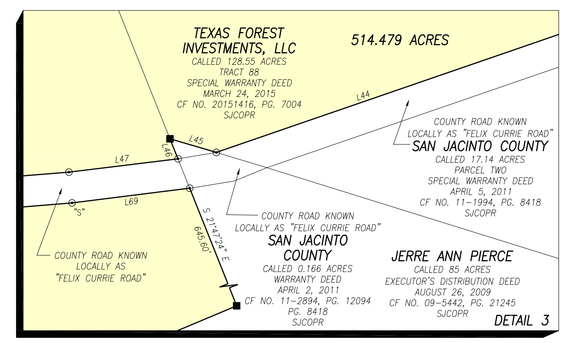
7 — DENNIS SMITH
CALLED 17.667 ACRES
GENERAL WARRANTY DEED
MARCH 28, 2011
CF NO. 11-1595, PG. 6818
SJCOPR

8 — PHILLIP ANDREW HOWARD
CALLED 16.667 ACRES
CONTRACT OF SALE AND PURCHASE
TEXAS VETERANS LAND PROGRAM
FEBRUARY 21, 1994
VOL. 184, PG. 570
SJCOPR

9 — TONY RESENDEZ
CALLED 10.043 ACRES
GENERAL WARRANTY DEED
JANUARY 3, 2014
CF NO. 2014000012, PG. 0036
SJCOPC







GENERAL NOTES:

1. Reference a Commitment for title insurance issued by Stewart Title Guaranty Company, File No. 2017121821, having an effective date of January 8, 2018 and an issue date of February 7, 2018. No further research for easements or encumbrances was performed by JAMA Group, LLC.
2. All horizontal control is referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).
3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. According to Map No. 48407C 0125C and Map No. 48407C 0150C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for San Jacinto County, Texas and Incorporated Areas, dated November 4, 2010, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Location of the subject tract on said maps were determined by scale with actual field elevations not determined. JAMA Group, LLC does not warrant nor subscribe to the accuracy or scale of said maps.
5. Research for Adjoiner Tracts was performed by JAMA Group, LLC.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the exclusive use by the parties listed thereon. This survey is not to be used for any subsequent transactions. Liability to third parties may not be transferred or assigned.
8. Set 5/8–inch iron rods (with cap stamped "JAMA GROUP") at all corners marked "S" hereon.

SCHEDULE B NOTES:

10t. Easements for road purposes retained for the benefit of Exclusion Parcels as set forth in Special Warranty Deed form International Paper Company to Oakhurst Acquisition, LLC, dated February 15, 2002, recorded under Clerk's File No. 02-1571 of the Official Public Records, San Jacinto County, Texas. BLANKET IN COVERAGE

10q. Rights of ingress and egress and access reserved in Special Warranty Deed form International Paper Company to Oakhurst Acquisition, LLC, dated February 15, 2002, recorded under Clerk's File No. 02-1571 of the Official Public Records, San Jacinto County, Texas. BLANKET IN COVERAGE

10l. Pipeline easement dated February 3, 1936 from Carey Land & Development Company to American Liberty Pipeline Co., recorded in Volume 33, Page 285 of the Deed Records, San Jacinto County, Texas. DOES NOT APPLY. PIPELINE EASEMENT REFERENCED IS LOCATED IN A-201.

LEGEND & ABBREVIATIONS:

CF ------- CLERK'S FILE NUMBER
CONC ----- CONCRETE
DOC ------ DOCUMENT
FND ------ FOUND
■ ----- FOUND CONCRETE MONUMENT
⦿ ------ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
MON ----- MONUMENT
PG -------- PAGE
POB ------ PLACE OF BEGINNING
R.O.W. ---- RIGHT-OF-WAY
"S" ------ SET 5/8" I. ROD W/ CAP STAMPED "JAMA GROUP"
SJCOR ----- SAN JACINTO COUNTY DEED RECORDS
SJCOPR ---- SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS
SQ. FT. ---- SQUARE FEET
VOL ------ VOLUME

Subject to the General Notes shown hereon:

To: Stewart Title Guaranty Company & Voyager Group, Ltd:

We, JAMA Group, LLC acting by and through Michael Kethan, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: February 27, 2018

Michael Kethan
Registered Professional Land Surveyor No. 5709

STATE OF TEXAS REGISTERED MICHAEL KETHAN 5709 PROFESSIONAL LAND SURVEYOR

JAMA GROUP LLC
7485 Phelan Boulevard
Beaumont, Texas 77706
Office (409) 899-5050
TBPLS Firm #10130400

LAND TITLE SURVEY

SHOWING A

514.479 ACRE TRACT
A 0.310 ACRE TRACT
& A 37.629 ACRE TRACT

AS SITUATED IN THE

JAMES C. WARD SURVEY, A-315
JAMES C. WARD SURVEY, A-316
WILLIAM MORRIS SURVEY, A-38
& RALPH McGEE SURVEY, A-29

SAN JACINTO COUNTY, TEXAS
FEBRUARY 27, 2018