

Legend

- = SET 5/8" IRON ROD WITH CAP STAMPED "S & J, INC."
- = FOUND 1/2" IRON ROD w/CAP STAMPED "5774"
- ⑦ 8 = BLOCK / LOT NUMBER
- = OUTSTANDING LOTS

NOTE:
 ALL THE HORIZONTAL CONTROL IS REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, NAD 27 DATUM, CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACREAGES ARE GRID. THE THETA CORRECTION AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF A 247.434 ACRE TRACT DESCRIBED IN VOLUME 214, PAGE 673 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS IS +02°35'35" AND THE SCALE FACTOR IS 0.999888553.
 Use Of This Survey For Any Other Purpose Or By Any Other Parties Shall Be At Their Own Risk
 And The Undersigned Surveyor Is Not Responsible For Any Loss Resulting Therefrom.
 THIS IS COPYRIGHTED MATERIAL AND THE PROPERTY OF SHINE & JOHNSTON, INC. ALL RIGHTS RESERVED. © 2021.
 PLAT IS ONLY VALID WITH SEAL AND SIGNATURE (SEE ACCOMPANYING FIELD NOTES)

NOTE:
 THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TRANSACTION BETWEEN JACINTO 2.0, L.L.C. AND ~~L. KEITH McAFEE AND NORA R. McAFEE~~ AS RECORDED IN A COMMITMENT OF TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY IN FILE NO. ~~2020102012~~.
 THIS PROPERTY IS SUBJECT TO ALL ITEMS IN SCHEDULE "B" OF THE REFERENCED FILE NO. ~~2020102012~~ AS SHOWN BY THE PLAT AND THOSE THAT ARE NOT SHOWN DUE TO NO PLOTABLE DESCRIPTIONS.

CANCELATION NOTE: Unit 5, Greentree Village of Waterwood, was cancelled by the Commissioner's Court of San Jacinto County, per Clerk's File No. 05-3304 Page 14242. All third party owners are allowed access across the right-of-way as shown on said plats which furnish the most direct route to and from Waterwood Parkway, such right-of-way easements to include easements for public utilities. The original cancelled subdivision plat is included as an overlay for informational purposes only. The outstanding lots were not located.

35,768 ACRES
 CLERK'S FILE #20193278, PAGE 15387
 O.P.R.S.J.C.T.

"WINDING RIVER" PRIVATE EASEMENT (64' WIDE) (FORMERLY KNOW AS "WINDING RIVER ROAD" SEE CANCELATION NOTE)

Lucio Enriquez Survey Abstract 108
 Sallie E. Gibbs Survey Abstract 418

Residue of Land conveyed from REC2B Land,LLC and P.Cormier Holdings, LLC to Jacinto 2.0, LLC Clerk's File#20185455, Page26857 San Jacinto County, Texas

PARCEL SEVEN: 6.751 ACRES #05-3368, PG. 14522, O.P.R.S.J.C.T.

P.O.B.
 42.985 ACRE TRACT & 64' WIDE ACCESS AND UTILITY EASEMENT
 1/2" IRON ROD WITH CAP STAMPED "5774" FOUND
 Y= 449,617.61
 X= 3,589,447.36

WATERWOOD PARKWAY (180' WIDE) DEDICATED TO THE PUBLIC VOL.214, PAGE 610, O.P.R.S.J.C.T.

Curve Table

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1,605.00'	10°20'40"	289.77'	145.28'	S 05°08'13" W	289.38'
C2	1,755.00'	03°15'59"	100.05'	50.04'	S 11°56'55" W	100.04'
C3	1,605.00'	16°05'22"	450.71'	226.85'	S 21°56'52" W	449.23'
C4	1,050.00'	28°00'10"	513.18'	261.82'	S 44°01'55" W	508.08'
C5	368.29'	16°01'02"	102.96'	51.82'	N 25°13'09" E	102.62'
C6	6,968.00'	00°47'08"	95.54'	47.77'	N 16°49'05" E	95.54'
C7	2,000.00'	17°23'18"	606.97'	305.84'	S 81°16'16" E	604.64'

DEED CALLS

C1	1,605.00'	N 05°10'10" E	289.22'
C2	1,755.00'	N 11°58'59" E	100.04'
C3	1,605.00'	N 21°57'20" E	449.22'
C4	1,050.00'		

Line Table

LINE	DISTANCE	BEARING
L1	180.12'	S 00°00'07" E
L2	149.87'	N 89°56'26" W
L3	149.94'	S 79°41'37" E
L4	150.29'	N 79°38'52" W
L5	87.11'	S 89°57'35" E
L6	149.81'	S 89°59'48" E

DEED CALLS		
L1	180.00'	NORTH
L2	150.00'	EAST
L3	150.00'	N 79°39'41" W
L4	150.27'	N 79°39'41" W
L6	150.00'	WEST

Outstanding Lots

BLOCK	LOT	ACREAGE
5	7	0.358
5	8	0.311
5	9	0.276
5	18	0.313
5	19	0.303
6	2	0.230
6	3	0.230
6	4	0.230
6	15	0.242
6	22	0.399
6	28	0.269
7	1	0.252
7	8	0.230
7	13	0.230
7	14	0.284
7	15	0.373
7	16	0.315
TOTAL ACRES		4.845

Survey Plat Showing A
42.985 Acre Tract

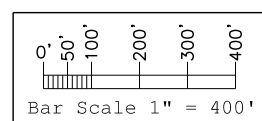
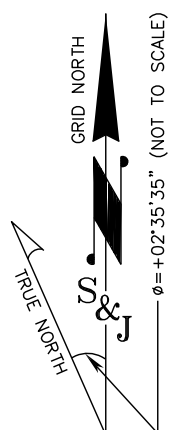
Being Out Of The
THIRTY-SIXTH PROPERTY : 162.590 ACRES.
 (Unit 5 of the Greentree Village of Waterwood Subdivision)
 Being described in Volume 214, Page 673 of the Deed Records of San Jacinto, Texas

Out of The
 Lucio Enriquez Survey, Abstract 108
 And The
 Sallie E. Gibbs Survey, Abstract 418
 In

San Jacinto County, Texas

PRELIMINARY

J. Gilbert Johnston
 Registered Professional Land Surveyor No. 2079



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