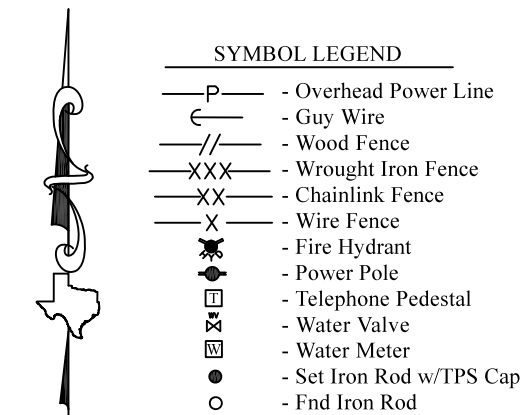
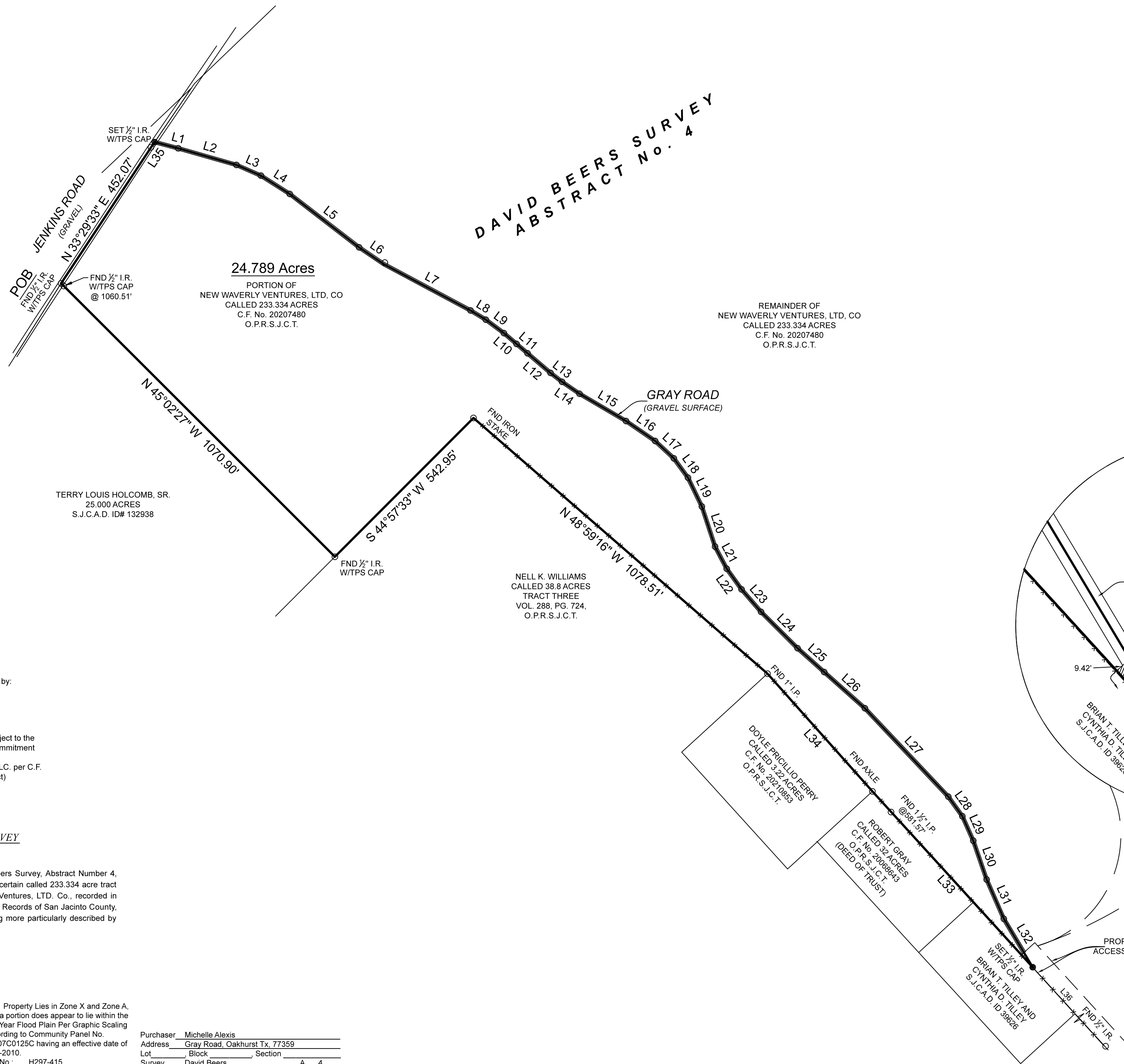


0' 200' 400' 600'



LINE	BEARING	DISTANCE
L1	S 75°11'46" E	67.40'
L2	S 74°04'33" E	167.69'
L3	S 66°23'48" E	74.07'
L4	S 57°33'08" E	94.32'
L5	S 52°24'41" E	242.28'
L6	S 55°53'21" E	82.99'
L7	S 61°52'40" E	271.83'
L8	S 58°52'51" E	49.29'
L9	S 53°23'50" E	62.40'
L10	S 49°31'39" E	45.05'
L11	S 49°31'39" E	40.05'
L12	S 49°31'56" E	83.65'
L13	S 52°19'09" E	40.23'
L14	S 55°37'21" E	58.63'
L15	S 59°36'59" E	149.29'
L16	S 55°36'42" E	97.69'
L17	S 47°05'47" E	70.69'
L18	S 36°08'09" E	66.13'
L19	S 25°44'26" E	88.62'
L20	S 18°14'32" E	116.85'
L21	S 27°45'04" E	89.11'
L22	S 35°43'46" E	70.49'
L23	S 40°55'16" E	82.38'
L24	S 45°06'53" E	142.38'
L25	S 48°10'43" E	99.06'
L26	S 48°22'11" E	150.72'
L27	S 43°20'06" E	336.40'
L28	S 35°44'04" E	66.89'
L29	S 23°58'15" E	74.06'
L30	S 19°01'34" E	113.59'
L31	S 23°36'02" E	118.59'
L32	S 30°50'51" E	155.09'
L33	N 42°21'33" W	658.44'
L34	N 41°43'16" W	438.49'
L35	N 34°11'43" E	16.85'
L36	S 42°21'33" E	675.78'



**24.789 Acres**  
 PORTION OF  
 NEW WAVERLY VENTURES, LTD. CO  
 CALLED 233.334 ACRES  
 C.F. No. 20207480  
 O.P.R.S.J.C.T.

REMAINDER OF  
 NEW WAVERLY VENTURES, LTD. CO  
 CALLED 233.334 ACRES  
 C.F. No. 20207480  
 O.P.R.S.J.C.T.

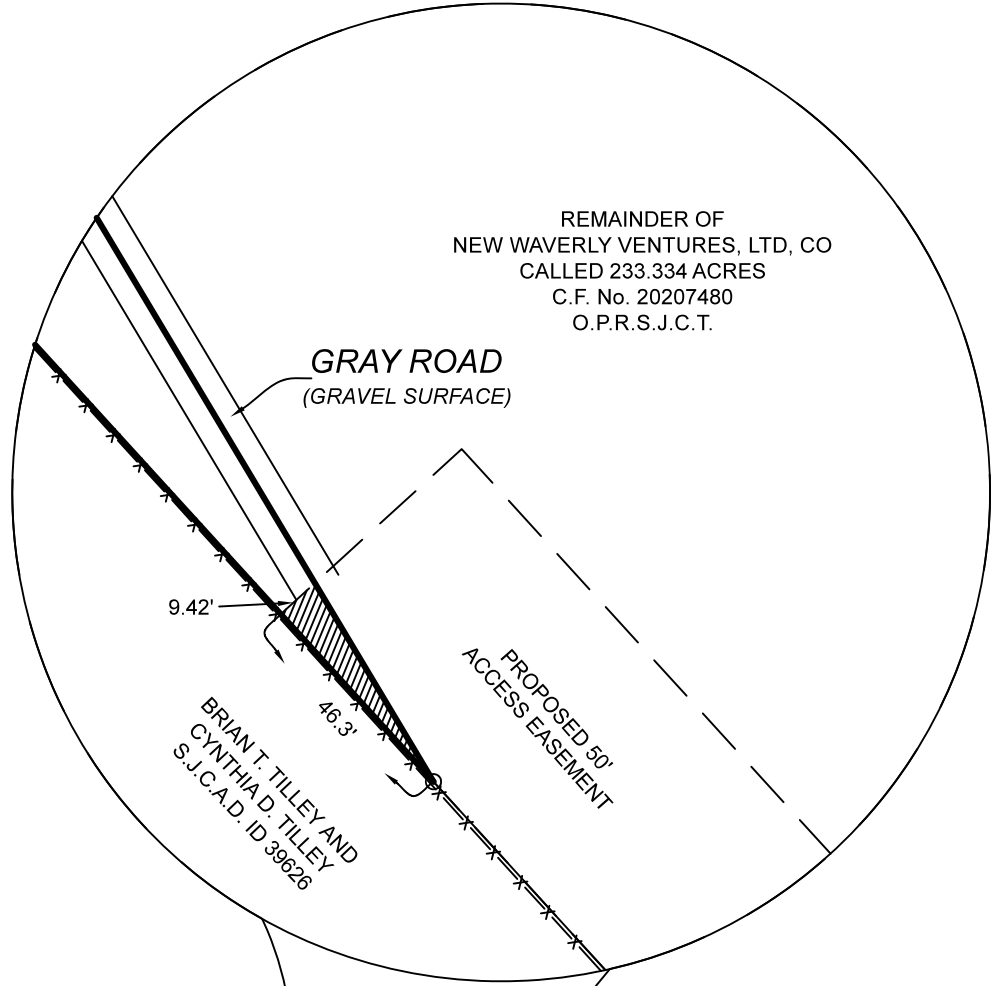
TERRY LOUIS HOLCOMB, SR.  
 25.00 ACRES  
 S.J.C.A.D. ID# 132938

NELL K. WILLIAMS  
 CALLED 38.8 ACRES  
 TRACT THREE  
 VOL. 288, PG. 724,  
 O.P.R.S.J.C.T.

DOYLE PRIGGILLO PERRY  
 CALLED 32.2 ACRES  
 C.F. No. 20210853  
 O.P.R.S.J.C.T.

ROBERT GRAY  
 CALLED 32 ACRES  
 C.F. No. 20068645  
 O.P.R.S.J.C.T.  
 (DEED OF TRUST)

BRIAN T. TILLEY AND  
 CYNTHIA D. TILLEY  
 S.J.C.A.D. ID 39826



Surveyor has relied on information provided by:  
 Chicago Title Insurance Company  
 G.F. No. 202151280  
 Effective date: February 12, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Access easement to Oakhurst Acquisition LLC, per C.F. No. 02-1571, O.P.R.S.J.C.T. (Does not affect)

**BOUNDARY SURVEY**

BEING a 24.789 acre tract situated in the David Beers Survey, Abstract Number 4, San Jacinto County, Texas, being a portion of that certain called 233.334 acre tract described in instrument to New Waverly Ventures, Ventures, LTD. Co., recorded in Clerk's File Number 202007460 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), said 24.789 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X and Zone A, and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48407C0125C having an effective date of 11-4-2010.  
 Job No.: H297-415  
 Scale: 1"=200'  
 Date: 03/20/2021  
 Drawn By: DJC/DVB  
 Field Crew: TC  
 Revised:

Purchaser: Michelle Alexis  
 Address: Gray Road, Oakhurst Tx, 77359  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_  
 Survey: David Beers, Section A, 4  
 Area: 24.789 Acres  
 Subdivision: \_\_\_\_\_  
 Cabinet: \_\_\_\_\_ Sheet: \_\_\_\_\_ Records: \_\_\_\_\_  
 San Jacinto County, Texas

**TEXAS**  
 PROFESSIONAL SURVEYING, LLC  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

*Carey A. Johnson*  
 Registered Professional Land Surveyor No. 6524

