



SYMBOL LEGEND

- P - Overhead Power Line
- G - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- * - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- W - Water Valve
- M - Water Meter
- S - Set Iron Rod w/TPS Cap
- O - End Iron Rod

Surveyor has relied on information provided by:
 Stewart Title Guaranty Company
 G.F. No. A21056
 Effective date: February 24, 2021

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

- 1) Easement to Southwestern Bell Telephone Company per Vol. 131, Pg. 545, D.R.H.C.T. (Unable to plot).
- 2) R.O.W to Houston County per 123, Pg. 564, D.R.H.C.T. (Deed is for Highway 19, provides access to subject property).
- 3) R.O.W. Easement to Southwestern Bell Telephone Company per Vol. 131, Pg. 207, D.R.H.C.T. (Unable to plot).
- 4) R.O.W to State of Texas per 145, Pg. 13, D.R.H.C.T. (Deed is for Highway 19, provides access to subject property).
- 5) R.O.W to State of Texas per 298, Pg. 469, D.R.H.C.T. (Deed is for Highway 287, provides access to subject property).
- 6) R.O.W to State of Texas per 298, Pg. 469, D.R.H.C.T. (Deed is for Highway 287, provides access to subject property).
- 7) R.O.W Easement to Texas Power & Light Company per Vol. 427, Pg. 276, D.R.H.C.T. (Blanket)
- 8) R.O.W Easement to Texas Power & Light Company per Vol. 432, Pg. 356, D.R.H.C.T. (Blanket)

BOUNDARY SURVEY

BEING a 236.482 acre tract situated in the B.F. McQueen Survey, Abstract No. 1251, and the J.D. Dickey Survey, Abstract Number 354, Houston County, Texas, being all of the remainder of that certain called 158 acre tract described as Parcel 1, and all of that certain called 80.5 acre tract described as Parcel 2, both in instrument to Scott Shartle, et al, recorded in Volume 2002, Page 1554 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), said 236.482 acre tract being more particularly described by attached metes and bounds description.

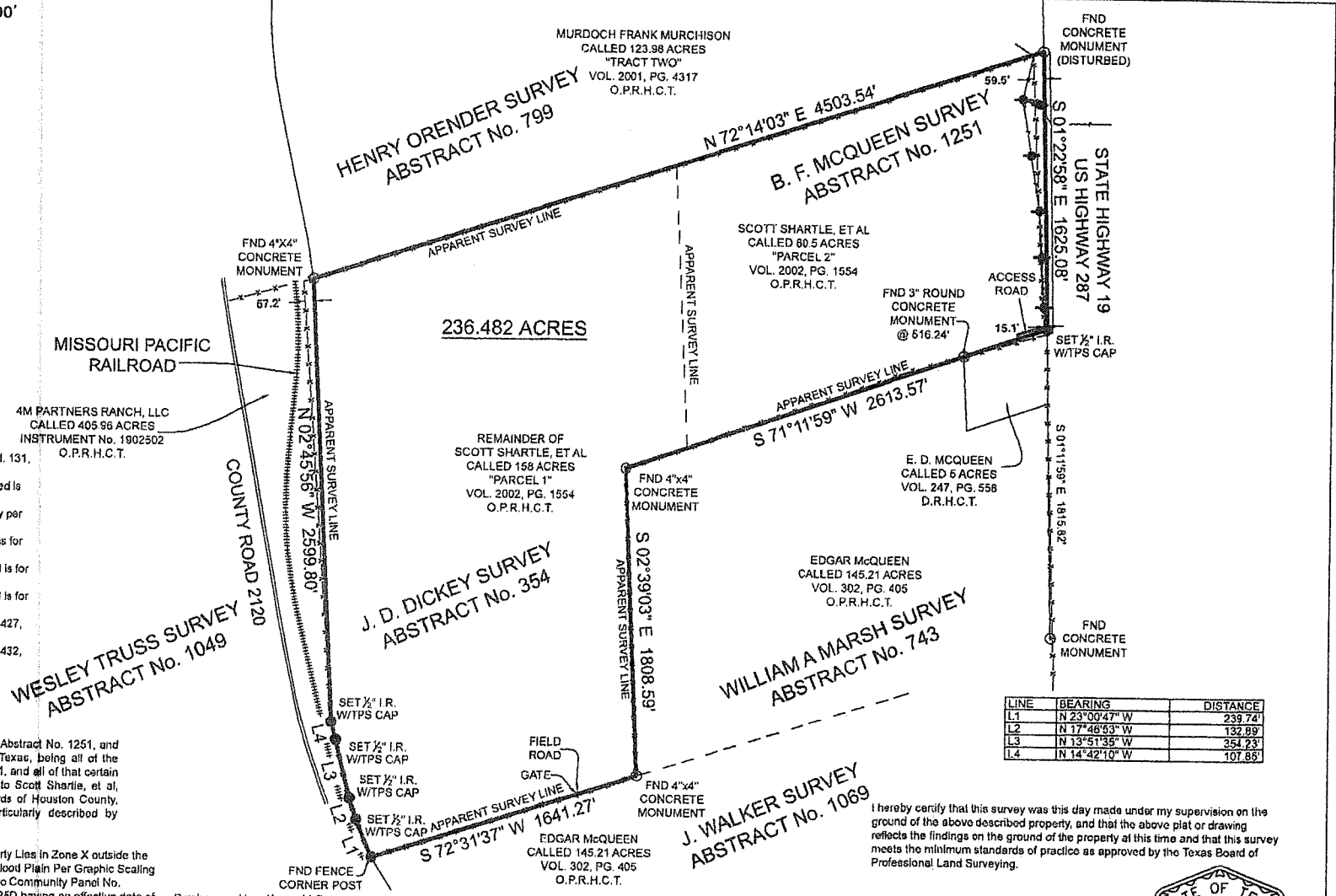
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48225C0225D having an effective date of 4/4/2011.

Job No.: H287-406
 Scale: 1" = 800'
 Date: 03/15/2021
 Drawn By: DVB
 Field Crew: TC
 Revised: 03/23/2021

Purchaser: Horn Haven LLC
 Address: SH 19 / U.S. HWY 287, Grapeland, Tx 75844
 Lot: _____ Block: _____ Section: _____
 Survey: J. D. Dickey _____ A 354
 Survey: B. F. McQueen _____ A 1251
 Area: 236.482 Acres
 Subdivision: _____
 Cabinet: _____ Sheet: _____ Records: _____
 Houston County, Texas

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).

TEXAS
 PROFESSIONAL SURVEYING, L.L.C.
 5033 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 106834-00



LINE	BEARING	DISTANCE
L1	N 23°00'47" W	239.74'
L2	N 17°46'53" W	132.89'
L3	N 13°51'35" W	354.23'
L4	N 14°42'10" W	107.85'

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
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

