

EXHIBIT C TO EXCHANGE AGREEMENT
ACCESS EASEMENT



Being a 20.00' wide access easement out of a called 4.938 acres as described in Volume 216, Page 21 and Volume 4, Page 349 of the Official Property Records of San Jacinto County, Texas, also located in the Berry Beasley Survey, A-3, said 20.00' wide access easement being more particularly described by metes and bounds as follows:

COMENCING at a 1/2" iron pipe found for the southwest corner of said 4.938 acre tract, point being along the southeasterly side of F.M. 945, point having a Texas State Plane Coordinate of N-10,199,552.77900, E-3,900,183.64200 Central Zone (4203), NAD83;

THENCE North 26 degrees 39 minutes 24 seconds West, along the southeasterly line of F.M. 945, a distance of 170.51 feet to POINT OF BEGINNING of herein described easement;

THENCE with the center line of herein described easement;

North 59 degrees 11 minutes 50 seconds East, a distance of 14.42 feet;
North 70 degrees 49 minutes 59 seconds East, a distance of 44.19 feet;
North 80 degrees 24 minutes 34 seconds East, a distance of 62.62 feet;
North 84 degrees 48 minutes 06 seconds East, a distance of 94.27 feet;
North 80 degrees 27 minutes 46 seconds East, a distance of 74.02 feet;
North 67 degrees 33 minutes 59 seconds East, a distance of 74.59 feet;
North 48 degrees 03 minutes 08 seconds East, a distance of 36.91 feet to POINT OF ENDING of herein described 20.00' wide access easement;

Bearings are based upon GPS Observations, Texas State Plane System, Central Zone (4203), NAD83.

Plat accompanies this description.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, March, 2023.



Bearings are based upon GPS Observations, Texas State Plane System, Central Zone (4203), NAD83.

Plat accompanies this description.

I, Jarrod G. Antley, Registered Professional Land Surveyor, No. 6071, do hereby certify that the above field notes were prepared from a boundary survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, May, 2023.



I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1B survey.

This survey was completed without the benefit of a title commitment.

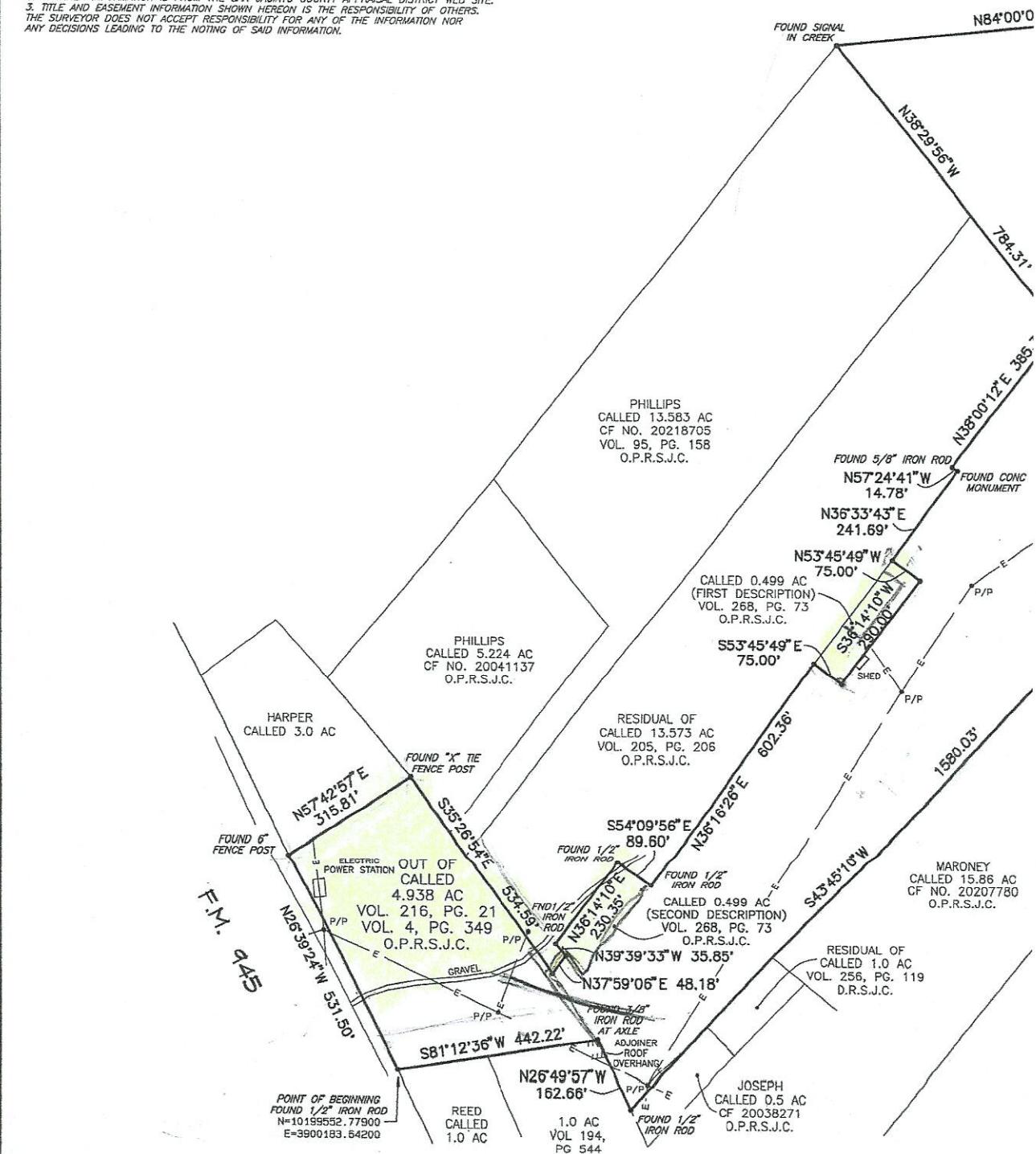
Jerrod Antley, R.P.L.S.
Texas Registration No. 6071



PHILLIPS
CALLED 62.98 AC
(EXHIBIT "B")
VOL. 176, PG. 91
O.P.R.S.J.C.

NOTES:

1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
2. ADJACENT INFORMATION IS FROM THE SAN JACINTO COUNTY APPRAISAL DISTRICT WEB SITE.
3. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.



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VOL. 151 FG. 281

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