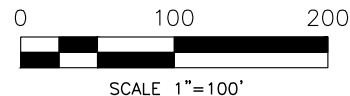


NOTES

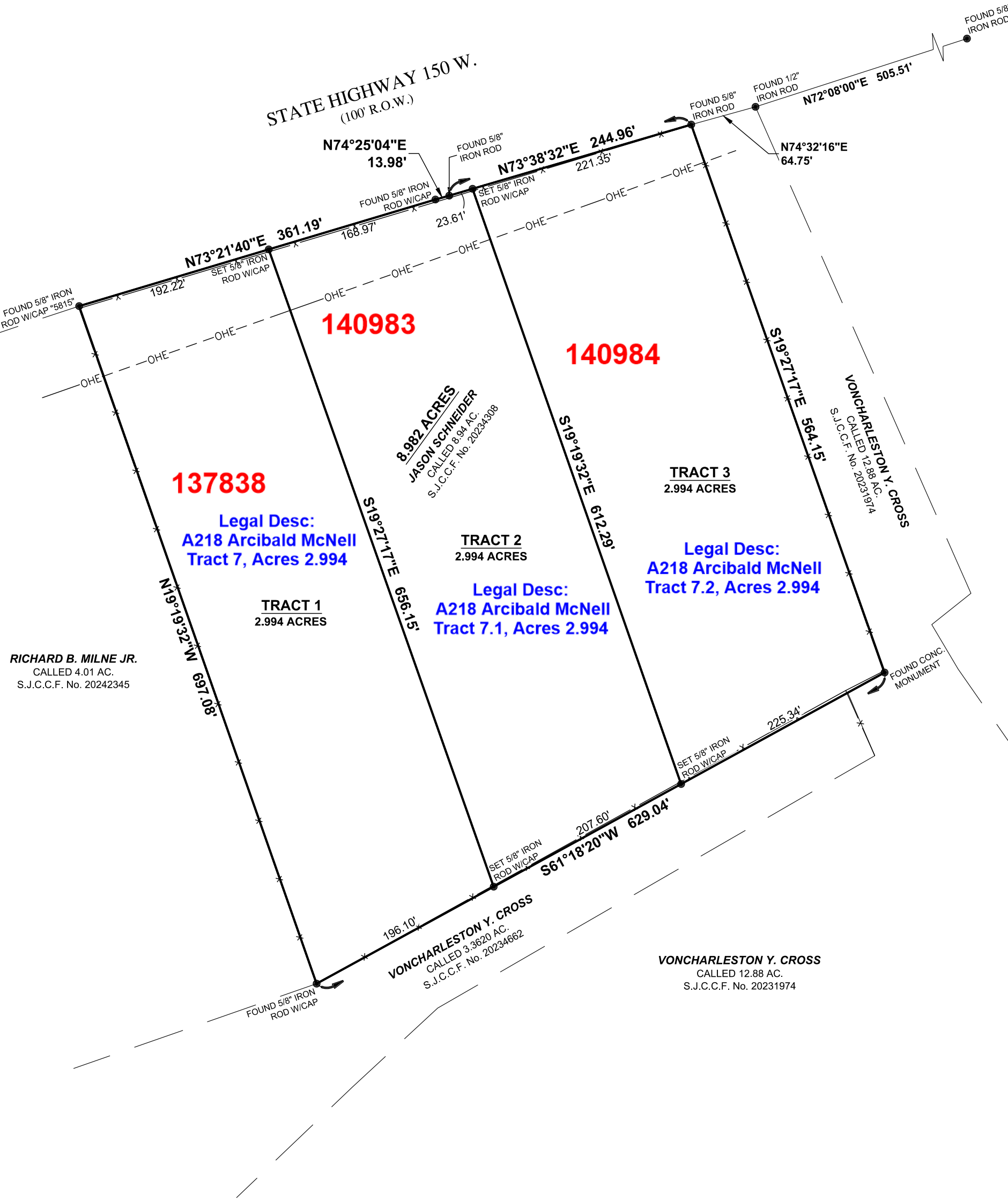
1. This survey was done without the benefit of a current Title Report and this Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48407C0225C, dated November 04, 2010, this tract DOES NOT lie within Zone "A" or Zone "AE".

LEGEND

- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- OHE — OVERHEAD ELECTRIC WIRE
- X — WIRE FENCE



STATE HIGHWAY 150 W.
(100' R.O.W.)



137838

Legal Desc:
A218 Arcibald McNeill
Tract 7, Acres 2.994

TRACT 1
2.994 ACRES

RICHARD B. MILNE JR.
CALLED 4.01 AC.
S.J.C.C.F. No. 20242345

140983

8.982 ACRES
JASON SCHNEIDER
CALLED 8.94 AC.
S.J.C.C.F. No. 20234308

TRACT 2
2.994 ACRES

Legal Desc:
A218 Arcibald McNeill
Tract 7.1, Acres 2.994

140984

TRACT 3
2.994 ACRES

Legal Desc:
A218 Arcibald McNeill
Tract 7.2, Acres 2.994

VONCHARLESTON Y. CROSS
CALLED 3.3620 AC.
S.J.C.C.F. No. 20234662

VONCHARLESTON Y. CROSS
CALLED 12.88 AC.
S.J.C.C.F. No. 20231974

SURVEY OF: A PARTITION OF A 8.982 ACRE TRACT OF LAND, SITUATED IN THE ARCHIBALD MCNEIL SURVEY, A-218, SAN JACINTO COUNTY, TEXAS, AND BEING A CALLED 8.94 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE NO. 20234308 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

JOB NUMBER: 24329_R0

DATE: 08/20/2024

FIELD CREW: KB

OFFICE: JL, AW, AT



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on October 23, 2024; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1b, Condition III Survey.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

STATE HIGHWAY 150 W.
COLDSRING, TEXAS 77331

TC SURVEY & MAPPING
9711 MASON RD. STE. 125 #416
RICHMOND, TEXAS 77407
PHONE (832) 600-2510
atitcomb@tcsurveyandmapping.com
TBPELS Firm 10194775

TC SURVEY & MAPPING
9711 MASON ROAD STE 125 #416
RICHMOND, TEXAS, 77407

(Page 1 of 1 Pages)

Field notes for a survey of a 2.994 acre tract (Tract 1) being part of a partition of an 8.982 acre tract of land, situated in the Archibald McNeil Survey, Abstract 218, San Jacinto County, Texas, said 8.982 acre tract being called 8.94 acres in Clerk's File No. 20234308 of the Official Public Records of San Jacinto County, Texas, said 2.994 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with cap stamped "5815" in the South line of State Highway 150 W. (100 foot Right-of-Way) for the Northwest corner of both the herein described tract and the above 8.982 acre tract and the Northeast corner of the Richard B. Milne Jr. called 4.01 acre tract (Clerk's File No. 20242345);

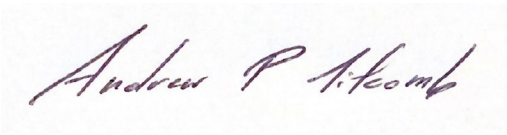
THENCE N 73 deg. 21 min. 40 sec. E, 361.19 feet to a 5/8 inch iron rod set in the South line of State Highway 150 W. for the Northeast corner of this tract and the Northwest corner of a 2.994 acre tract (Tract 2 being surveyed at the same time as this tract and not yet recorded);

THENCE S 19 deg. 27 min. 17 sec. E, 656.15 feet to a 5/8 inch iron rod set in the South line of the above 8.982 acre tract for the Southeast corner of this tract and the Southwest corner of Tract 2, said point being located in the Northern line of the VonCharleston Y. Cross called 3.3620 acre tract (Clerk's File No. 20234662);

THENCE S 61 deg. 18 min. 20 sec. W, 196.10 feet to a 5/8 inch iron rod found for the Southwest corner of both the herein described tract and the above 8.982 acre tract and the Southeast corner of the before mentioned 4.01 acre tract, being located in the Northern line of the called 3.3620 acre tract;

THENCE N 19 deg. 19 min. 32 sec. W, 697.08 feet to the POINT OF BEGINNING, and containing 2.994 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4203)



Andrew P. Titcomb
R.P.L.S. No. 6951



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RICHMOND, TEXAS, 77407

(Page 1 of 1 Pages)

Field notes for a survey of a 2.994 acre tract (Tract 2) being part of a partition of an 8.982 acre tract of land, situated in the Archibald McNeil Survey, Abstract 218, San Jacinto County, Texas, said 8.982 acre tract being called 8.94 acres in Clerk's File No. 20234308 of the Official Public Records of San Jacinto County, Texas, said 2.994 acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found with cap stamped "5815" in the South line of State Highway 150 W. (100 foot Right-of-Way) for the Northwest corner of both a 2.994 acre tract (Tract 1 surveyed at the same time as this tract and not yet recorded) and the above 8.982 acre tract and the Northeast corner of the Richard B. Milne Jr. called 4.01 acre tract (Clerk's File No. 20242345);

THENCE N 73 deg. 21 min. 40 sec. E, 361.19 feet to a 5/8 inch iron rod set in the South line of State Highway 150 W. for the Northeast corner of Tract 1 and the Northwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the South line of State Highway 150 W. the following 3 courses and distances:

N 73 deg. 21 min. 40 sec. E, 168.97 feet to a 5/8 inch iron rod found;

N 74 deg. 25 min. 04 sec. E, 13.98 feet to a 5/8 inch iron rod found;

N 73 deg. 38 min. 32 sec. E, 23.61 feet to a 5/8 inch iron rod set for the Northeast corner of this tract and the Northwest corner of a 2.994 acre tract (Tract 3 surveyed at the same time as this tract and not yet recorded);

THENCE S 19 deg. 19 min. 32 sec. E, 612.29 feet to a 5/8 inch iron rod set in the South line of the above 8.982 acre tract for the Southeast corner of this tract and the Southwest corner of Tract 3, said point being located in the Northern line of the VonCharleston Y. Cross called 3.3620 acre tract (Clerk's File No. 20234662);

THENCE S 61 deg. 18 min. 20 sec. W, 207.60 feet to a 5/8 inch iron rod set for the Southwest corner of the herein described tract and the Southeast corner of Tract 1;

THENCE N 19 deg. 27 min. 17 sec. W, 656.15 feet to the POINT OF BEGINNING, and containing 2.994 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4203)



Andrew P. Titcomb
R.P.L.S. No. 6951



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RICHMOND, TEXAS, 77407

(Page 1 of 1 Pages)

Field notes for a survey of a 2.994 acre tract (Tract 3) being part of a partition of an 8.982 acre tract of land, situated in the Archibald McNeil Survey, Abstract 218, San Jacinto County, Texas, said 8.982 acre tract being called 8.94 acres in Clerk's File No. 20234308 of the Official Public Records of San Jacinto County, Texas, said 2.994 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the South line of State Highway 150 W. (100 foot Right-of-Way) for the Northeast corner of both this tract and the above 8.982 acre tract and the Northwest corner of the VonCharleston Y. Cross called 12.88 acre tract (Clerk's File No. 20231974);

THENCE N 73 deg. 21 min. 40 sec. E, 361.19 feet to a 5/8 inch iron rod set in the South line of State Highway 150 W. for the Northeast corner of Tract 1 and the Northwest corner and PLACE OF BEGINNING of the herein described tract;

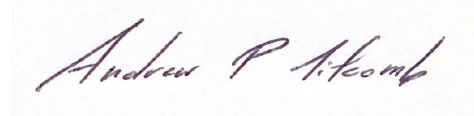
THENCE S 19 deg. 27 min. 17 sec. E, 564.15 feet to a concrete monument found for the Southeast corner of both the herein described tract and the above 8.982 acre tract for an interior corner of the called 12.88 acre tract;

THENCE S 61 deg. 18 min. 20 sec. W, 225.34 feet to a 5/8 inch iron rod set for the Southwest corner of the herein described tract and the Southeast corner of a 2.994 acre tract (Tract 2 surveyed at the same time as this tract and not yet recorded ;

THENCE N 19 deg. 19 min. 32 sec. W, 612.29 feet to a 5/8 inch iron rod set in the South line of State Highway 150 W. for the Northwest corner of this tract and the Northeast corner of Tract 2;

THENCE N 73 deg. 38 min. 32 sec. E, 244.96 feet to the POINT OF BEGINNING, and containing 2.994 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4203)



Andrew P. Titcomb
R.P.L.S. No. 6951

