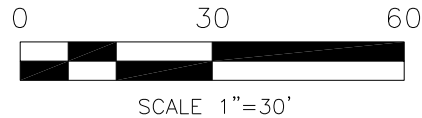


NOTES

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. 48407C0250C, dated November 04, 2010, this tract DOES NOT lie within Zone "A" or Zone "AE".



LEGEND

- DE DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE
- OHE — OVERHEAD ELECTRIC WIRE
- X — WIRE FENCE

CALLED 41.458 AC.  
L.C.C.F. No. 20211045

CALLED 41.458 AC.  
L.C.C.F. No. 20211045

LOT 55 BLOCK ①

N86°10'58"E 312.12'

FOUND 1" IRON PIPE

5' D.E.  
(recorded plat)

LOT 54

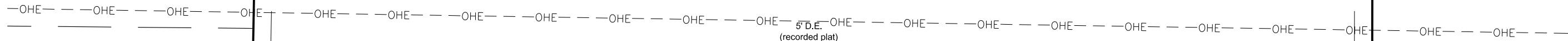
N02°44'09"W 153.03'

5' D.E.  
(recorded plat)

5' D.E.  
(recorded plat)

S03°41'49"E 152.90'

HILLTOP DRIVE  
(60' WIDTH)



5' D.E.  
(recorded plat)

S86°09'46"W 314.68'

FOUND 1/2" IRON PIPE

FOUND 5/8" IRON ROD W/CAP "COOK"

LOT 53

SURVEY OF: LOT 54, IN BLOCK 1, OF CEDAR VALLEY, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, OF THE MAP RECORDS OF SAN JACINTO COUNTY, TEXAS.



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on June 03, 2026; 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. This certifies only to easements and building lines shown on the recorded plat.

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

HILLTOP DRIVE  
COLDSPRING, TEXAS 77331

**TC SURVEY & MAPPING**  
9711 MASON RD. STE. 125 #416  
RICHMOND, TEXAS 77407  
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atitcomb@tcsurveyandmapping.com  
TBPELS Firm 10194775

JOB NUMBER: 26343\_R0

DATE: 06/04/2026

FIELD CREW: KB, JB, BP

OFFICE: BR, AW, AT