

LAND TITLE SURVEY

0' 15' 30' 60'
SCALE 1"=30'



JOHN H. EVANS
VOL. 1627, PG. 680
D.R.L.C.

ELSIE DURHAM MCCAIN
(NO RECORD FOUND)

N 86°13'58" E 290.25'
(CALLED 289.50')

P.O.B.
P.O.B. 5/8" I.R.

S 86°13'58" W 292.50'

P.O.B.
NE CORNER OF
CALLED 290.061
ACRE TRACT
VOL. 642, PG. 548
D.R.L.C.

HECTOR MARTINEZ
C.F. NO. 2019011435
O.P.R.L.C.

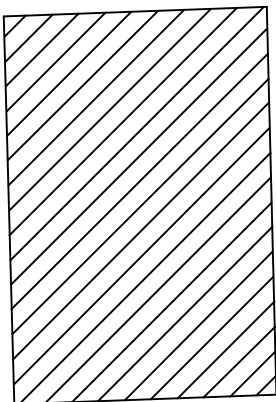
N 04°00'25" W 714.83'
(CALLED 714.87')

4.773 ACRES
(207,903 SQ.FT.)

JAMES DONALDSON
& STEPHANIE GARCIA
C.F. NO. 2022017671
O.P.R.L.C.

S 04°10'38" E 712.55'

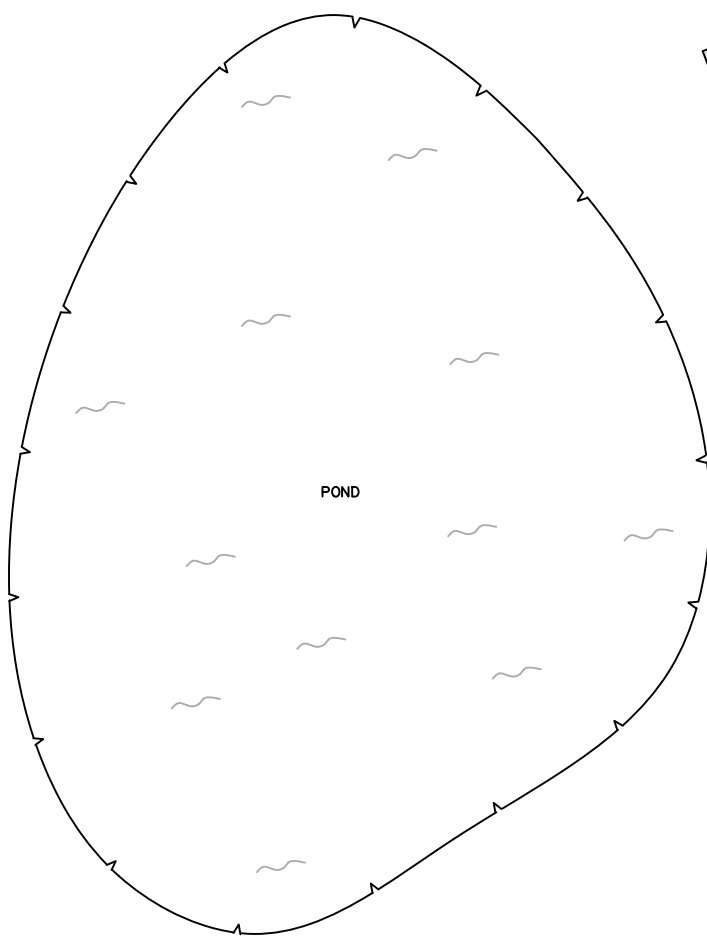
HECTOR MARTINEZ
VOL. 1887, PG. 152
D.R.L.C.



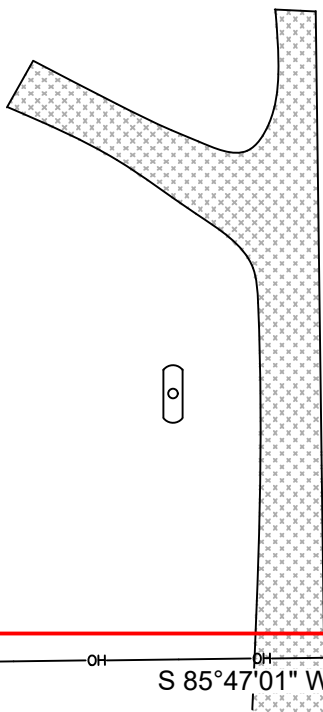
1" X 1" FRAME
SET ON BLOCK

6" X 6" FRAME
SET ON CONCRETE
WATER WELL

1" X 1" FRAME
SET ON BLOCK



POND

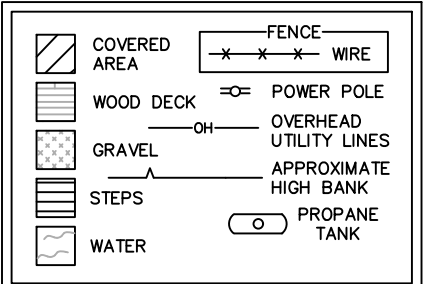


COUNTY ROAD 126
(60' R.O.W.)

S 85°47'01" W 292.37'

P.O.B. 1/2" I.R.
(NE 22° E 1/4')

LEGEND

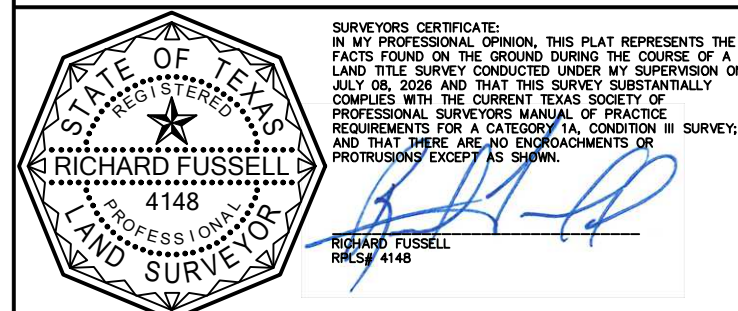


- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83.
 - POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THESE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - EASEMENT TO GULF STATES UTILITIES AS RECORDED IN VOL. 504, PG. 30 D.R.L.C. (NOT LOCATABLE BY DOCUMENT).
 - SUBJECT TO EASEMENT TO GULF STATES UTILITIES RECORDED IN VOL.(S) 794, PG. 871, VOL. 794, PG. 875, VOL. 794, PG. 875, VOL. 794, PG. 877, VOL. 794, PG. 881, VOL. 794, PG. 885, VOL. 794, PG. 887, VOL. 794, PG. 891, VOL. 794, PG. 893, VOL. 794, PG. 895, VOL. 794, PG. 897, VOL. 794, PG. 899, D.R.L.C.



TITLE COMPANY:
MCKNIGHT
TITLE
G.F. # CO-2354-CH
ISSUE DATE:
JULY 8, 2026

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 4.773 ACRES (207,903 SQUARE FEET) SITUATED IN THE B. M. SPINKS SURVEY, ABSTRACT 108, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
I, RICHARD FUSSELL, DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY SUPERVISION ON JULY 08, 2026 AND THAT THE SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY II, CONVEYANCE SURVEY, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS AFFECTING AS SHOWN.

CLIENT:
CHIME HOLDINGS LLC DBA LANDMEN LLC
ADDRESS:
2321 COUNTY ROAD 126
www.survey1inc.com
survey1@survey1inc.com
DATE: JULY 15, 2026
JOB# 7-167291-26

FIELD CREW: LG
TECH: SF
DRAFTER: JB
FINAL CHECK: EF