NOTES

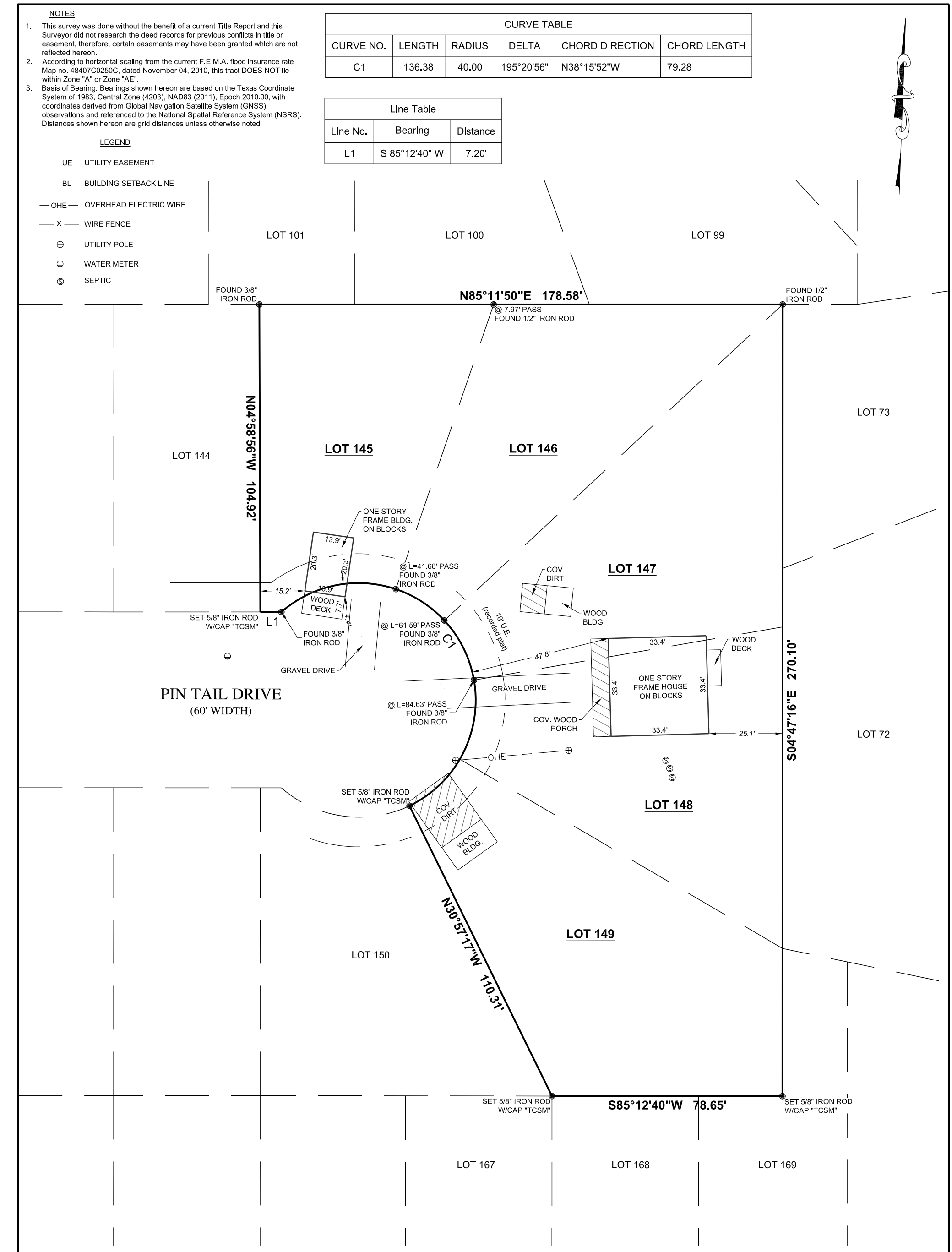
1. This survey was done without the benefit of a current Title Report and this Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. According to horizontal scaling from the current 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".
3. Basis of Bearing: Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203), NAD83 (2011), Epoch 2010.00, with coordinates derived from Global Navigation Satellite System (GNSS) observations and referenced to the National Spatial Reference System (NSRS). Distances shown hereon are grid distances unless otherwise noted.

LEGEND

UE UTILITY EASEMENT
BL BUILDING SETBACK LINE
— OHE — OVERHEAD ELECTRIC WIRE
— X — WIRE FENCE
⊕ UTILITY POLE
WATER METER
Ⓢ SEPTIC

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	136.38	40.00	195°20'56"	N38°15'52"W	79.28

Line Table		
Line No.	Bearing	Distance
L1	S 85°12'40" W	7.20'



SURVEY OF: LOT 145, LOT 146, LOT 147, LOT 148 AND LOT 149, OF WILD BIRD COUNTRY, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 15, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

JOB NUMBER: 26509_R1

DATE: 10/07/2026

FIELD CREW: KB, JB, BP

OFFICE: BR, AW, AT

STATE OF TEXAS REGISTERED ANDREW P. TITCOMB 6951 PROFESSIONAL LAND SURVEYOR

I, Andrew P. Titcomb, certify that this survey was performed under my supervision on August 14, 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

0 30 60

SCALE 1"=30'

111 PIN TAIL DRIVE
COLDSPRING, TEXAS 77331

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