

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	853.84	1441.18	1441.02	S 79°14'13" W	19°28'25"
C2	488.36	276.56	275.35	S 65°13'16" W	18°33'29"
C3	488.36	93.19	93.09	S 64°09'09" W	10°56'00"
C4	488.36	209.72	208.11	S 61°55'18" W	24°36'17"
C5	503.85	152.03	151.45	S 76°41'37" W	17°11'17"
C6	503.85	126.00	125.87	S 60°53'08" W	14°19'42"
C7	87.39	88.87	85.09	N 87°00'38" W	58°15'59"
C8	367.06	171.68	171.57	N 61°06'23" W	11°11'22"
C9	367.06	202.89	200.41	N 62°32'37" W	31°41'06"
C10	549.71	143.79	143.38	S 65°57'28" W	14°59'13"

LEGEND

- SET 1/2" I.R. W/CAP STAMPED "TPS100834-00"
- FND. 1/2" I.R. (UNLESS OTHERWISE NOTED)
- VL----- VOLUME
- PG----- PAGE
- C.F. No.----- CLERK'S FILE NUMBER
- O.R.S.J.C.T.----- OFFICIAL RECORDS SAN JACINTO COUNTY, TEXAS
- D.R.S.J.C.T.----- DEED RECORDS SAN JACINTO COUNTY, TEXAS

ANN HOPKINS HOUSE
CALLED 48.94 ACRES
VOL. 170, PG. 317
O.R.S.J.C.T.

KENNETH R. FLEMING II
CALLED 31.0 ACRES
C.F. No. 2013007281, PG. 30582
O.R.S.J.C.T.

POC
FND. CONC. MON.
N. 10268580.33
E. 3892329.87

POB
SET 1/2" I.R.
N. 10268393.04
E. 3892393.90

VOYAGER GROUP, LTD
REMAINDER OF
CALLED 514.479 ACRES
TRACT 1
C.F. No. 20181888, PG. 9485
O.R.S.J.C.T.

TEXAS FOREST INVESTMENTS, LLC
PORTION OF
CALLED 400 ACRES
TRACT 89
C.F. No. 20151416, PG. 7004
O.R.S.J.C.T.

FINAL PLAT
OF
WILDERNESS ESTATES
BEING
67.745 ACRES
OUT OF THE
WILLIAM MORRIS SURVEY,
ABSTRACT NO. 38 &
RALPH MCGEE SURVEY,
ABSTRACT NO. 29
SAN JACINTO COUNTY, TEXAS
NOVEMBER 6, 2018

SURVEYORS CERTIFICATION
WE, TEXAS PROFESSIONAL SURVEYING, LLC, ACTING BY AND THROUGH CAREY A. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT PLAT CORRECTLY REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND HAVE FOLLOWED ALL SAN JACINTO COUNTY REGULATIONS.

CAREY A. JOHNSON
TEXAS REGISTRATION No. 6524



SUBSCRIBED AND SWORN TO BEFORE ME BY CAREY A. JOHNSON AND GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2018

NOTARY PUBLIC
ANOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

I, _____, COUNTY CLERK OF SAN JACINTO COUNTY,

DO HEREBY CERTIFY THAT ON _____ DAY OF _____, 2018 THE COMMISSIONERS COURT OF SAN JACINTO COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN

BOOK _____, PAGE _____

COUNTY CLERK, SAN JACINTO COUNTY TEXAS

COUNTY JUDGE, SAN JACINTO COUNTY, TEXAS

COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 2

COMMISSIONER, PRECINCT 3

COMMISSIONER PRECINCT 4

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

I, _____, COUNTY ENGINEER OF SAN JACINTO COUNTY, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION IN ACCORDANCE WITH THE EXISTING RULES, AND REGULATIONS OF THIS OFFICE AS ADOPTED BY COMMISSIONERS' COURT OF SAN JACINTO COUNTY, TEXAS

COUNTY ENGINEER

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON _____ DAY OF _____, 2018 AT _____ O'CLOCK _____ M. AND DULY

RECORDED ON THE _____ DAY OF _____, 2018 AT _____ O'CLOCK _____ M. IN CLERK'S FILE NO. _____

PG. _____, SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.

COUNTY CLERK
SAN JACINTO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

KNOWN ALL MEN BY THESE PRESENTS, THAT VOYAGER GROUP, LTD., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1405 SOUTHWOOD DRIVE, HUNTSVILLE, TEXAS, OWNER OF A 67.75 ACRE OF LAND OUT OF THE WILLIAM MORRIS SURVEY, ABSTRACT NO. 38 AND RALPH MCGEE SURVEY, ABSTRACT NO. 29, SAN JACINTO COUNTY, TEXAS, AS CONVEYED TO ME BY A SPECIAL WARRANTY DEED DATED MARCH 24, 2015 AND RECORDED IN CLERK'S FILE NO. 20181888, PAGE 9485, SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS DO HEREBY SUBDIVIDE SAID 67.75 ACRES OF LAND OUT OF THE WILLIAM MORRIS SURVEY, ABSTRACT NO. 38 AND RALPH MCGEE SURVEY, ABSTRACT NO. 29 TO BE KNOWN AS WILDERNESS ESTATE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID VOYAGER GROUP, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER, CHRIS DeMILLIANO, THEREUNTO DULY AUTHORIZED.

CHRIS DeMILLIANO, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME BY CHRIS DeMILLIANO, MANAGER OF VOYAGER GROUP, LTD., AND GIVEN UNDER MY HAND AND SEAL OF OFFICE

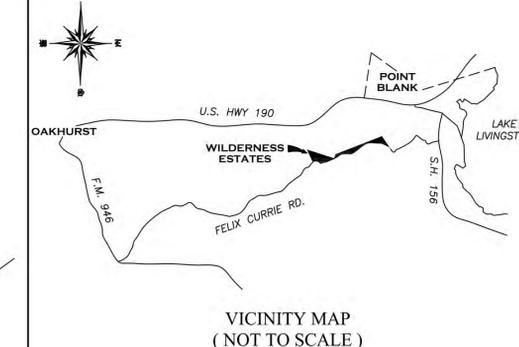
THIS _____ DAY OF _____, 2018

NOTARY PUBLIC
ANOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- The basis for bearings based on GPS Observation and are referenced to the Texas State Plane Coordinate System, Central Zone, (4203), North American Datum 1983, (NAD83).
- 1/2 inch iron rods with caps stamped "TPS100834-00" have been set at all lot corners unless otherwise noted.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- Subject property shown hereon is located in Zone "X" and does not appear to lie within the 100-year flood plain, according to F.E.M.A. Flood Insurance Rate Map, Community Panel 48407C 0125 C and 48407C 0150 C, effective 11/04/2018. Information based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.
- This subdivision consist of 15 lots, with the smallest lot being 3.20 acres.
- There is reserved a 20' wide drainage easement, being 10' wide either side of all natural drainage courses.
- No lot shall be subdivided in any way to create another lot of any size whatsoever.
- No more than one residence shall be allowed on any lot at any time.
- No construction or other development within this subdivision may begin until all San Jacinto County development requirements have been met.
- No portion of this subdivision or other development within this subdivision may begin until all San Jacinto County development requirements have been met.
- All utility easements shown hereon include the right to trim overhanging trees and shrubs belonging to the property including to or being apart of this addition.
- A portion of this subdivision lies within the boundaries of extra territorial jurisdiction of the city of Point Blank, Texas.
- This subdivision lies within the boundaries of the Coldspring-Oakhurst Consolidated Independent School District.
- No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site sewage facility that has been approved and permitted by San Jacinto County. See OFFS, Appendix for this policy.
- No structure in this subdivision shall be occupied until connected to an individual water supply, state-approved community water system, or engineered rainwater collection system.
- There shall be no 911 addresses issued to vacant lots. 911 addresses shall be issued only when a development permit is applied for per structure.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.
- Electric utility service will be provided by: Sam Houston Electric CO-OP. Telephone utility service will be provided by: AT&T. Gas utility service will be provided by: None available. Cable utility service will be provided by: None available. Sewer utility service will be provided by: None available. Water utility service will be provided by: None available.



FIELD NOTE DESCRIPTION
BEING a 67.75 acre tract of land situated in the William Morris Survey, Abstract No. 38, and the Ralph McGee Survey, Abstract No. 29, San Jacinto County, Texas, being out of that certain called 514.479 acre tract, described as Tract 1, in instrument to Voyager Group, LTD, recorded under Clerk's File No. 20181888, Page 9485, of the Official Records of San Jacinto County, Texas (O.R.S.J.C.T.), said 67.75 acre tract being more particularly described by metes and bounds as follows:

- COMMENCING at a concrete monument found in the northerly line of said 514.479 acre tract, for the common southerly corner of a called 48.94 acre tract described in instrument to Ann Hopkins House, recorded in Volume 170, Page 317, O.R.S.J.C.T., and a called 82.814 acre tract, described in instrument to Kenneth R. Fleming, II, recorded under Clerk's File No. 2013007281, Page 30582, O.R.S.J.C.T.;
- THENCE South 73°56'22" East, 680.59 feet, with the common line of said 514.479 acre tract and said 82.814 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner and PLACE OF BEGINNING of the herein described tract;
- THENCE South 73°56'22" East, 2485.27 feet, with the common line of said 514.479 acre tract and said 82.814 acre tract, and the southerly line of a called 119.23 acre tract, described as Tract 2, in instrument to Ann Hopkins House, recorded under Clerk's File No. 04-4801, Page 20513, O.R.S.J.C.T., to a 1 inch iron pipe found for a common corner of said 514.479 acre tract and said 119.23 acre tract, being an interior corner of the herein described tract;
- THENCE North 18°34'08" East, 377.69 feet, with the common line of said 514.479 acre tract and said 119.23 acre tract, to a concrete monument found for a common corner of same, being the easterly northwest corner of the herein described tract;
- THENCE North 67°14'04" East, 762.74 feet, with common line of said 514.479 acre tract and said 119.23 acre tract, to a 1/2 inch iron rod found for the common southerly corner of said 119.23 acre tract and a called 35 acre tract described in instrument to Jim P. Counts, recorded in Volume 110, Page 199, of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), being an angle corner of the herein described tract;
- THENCE North 67°27'36" East, 2806.40 feet, with the common line of said 514.479 acre tract and said 35 acre tract, the southerly line of a called 4.145 acre tract described in instrument to Hector Salazar, et al, recorded under Clerk's File No. 921, O.R.S.J.C.T., to a 1 inch iron pipe found for the common southerly corner of a called 4.145 acre tract described in instrument to Greater Heights Enterprises, LLC, recorded under Clerk's File No. 20183540, Page 17389, O.R.S.J.C.T., and a called 4.145 acre tract, described as Tract 2, in instrument to Kathy Keoland and James Sewell, recorded under Clerk's File No. 20117913, Page 20904, O.R.S.J.C.T., being an angle corner of the herein described tract;
- THENCE North 67°09'01" East, 758.17 feet, with the northerly line of said 514.479 acre tract and said Keeland 4.145 acre tract, the southerly line of a called 4.145 acre tract described in instrument to Hector Salazar, et al, recorded under Clerk's File No. 20164976, Page 23462, O.R.S.J.C.T., a called 4.145 acre tract described in instrument to Janet L. Landenburg, recorded under Clerk's File No. 00-0124, Page 20548, O.R.S.J.C.T., and a called 16.20 acre tract described in instrument to William N. Kitchens, recorded under Clerk's File No. 20181356, Page 6984, O.R.S.J.C.T., to a concrete monument found for an angle corner of said 16.20 acre tract, the westerly corner of a called 17.667 acre tract, described as Tract 1, in instrument to Dennis Smith and Kimberly Phillips recorded under Clerk's File No. 11-1595, Page 6818, O.R.S.J.C.T., the northeasterly corner of said 514.479, being the northeasterly corner of the herein described tract;
- THENCE South 36°14'02" East, with the common line of said 514.479 acre tract and said 17.667 acre tract, the westerly line of a called 16.667 acre tract described in instrument to Brian Kenneth Holley and Brenda S. Holley, recorded under Clerk's File No. 04-517, Page 2799, O.R.S.J.C.T., 1178.40 feet, pass a 5/8 inch iron rod found marking the common westerly corner of said 16.667 acre tract and a called 10.043 acre tract described in instrument to Tony Resendez, recorded under Clerk's File No. 20140012, Page 00636, O.R.S.J.C.T., continuing with the common line of said 514.479 acre tract and a called 1.02 acre tract described in instrument to Brian H. Holley, recorded under Clerk's File No. 06-1616, Page 7103, O.R.S.J.C.T., in all a total distance of 1350.72 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly right-of-way of Felix Currie Road, 60 feet wide, described in instrument to San Jacinto County, recorded under Clerk's File No. 11-1594, Page 6418, O.R.S.J.C.T., for the southeasterly corner of said 514.479 acre tract, being the southeasterly corner of the herein described tract;
- THENCE with the northeasterly and north right-of-way said Felix Currie Road, the following (32) courses and distances:
- 1) North 38°01'59" West, 149.51 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 2) North 49°35'20" West, 96.39 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 3) North 67°06'23" West, 622.23 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 4) North 76°23'03" West, 107.14 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 5) North 82°49'04" West, 82.46 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 6) South 86°55'37" West, 229.51 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 7) North 87°22'01" West, 561.72 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 8) South 83°58'43" West, 167.48 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the beginning of a curve to the left;
 - 9) Along said curve to the left, having a radius of 853.84 feet, an arc length of 417.74 feet, a central angle of 28°15'59", and a chord bearing and distance of South 69°57'29" West, 418.58 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the end of said curve;
 - 10) South 55°51'56" West, 167.46 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 11) South 53°13'17" West, 190.95 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 12) South 50°35'41" West, 157.41 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 13) South 49°33'56" West, 387.24 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 14) South 53°02'45" West, 268.26 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 15) South 58°41'31" West, 141.46 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the beginning of a curve to the right;
 - 16) Along said curve to the right, having a radius of 488.36 feet, an arc length of 302.91 feet, a central angle of 35°32'17", and a chord bearing and distance of South 76°27'18" West, 298.08 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the end of said curve;
 - 17) North 85°47'03" West, 208.73 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 18) South 85°18'50" West, 348.59 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the beginning of a curve to the left;
 - 19) Along said curve to the left, having a radius of 503.85 feet, an arc length of 278.03 feet, a central angle of 31°36'59", and a chord bearing and distance of North 69°31'48" West, 274.52 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the end of said curve;
 - 20) South 55°42'18" West, 290.12 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 21) South 58°55'34" West, 325.31 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 22) South 67°25'13" West, 260.70 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 23) South 64°40'34" West, 421.04 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 24) South 77°51'25" West, 330.38 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 25) South 63°45'08" West, 164.96 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the beginning of a curve to the right;
 - 26) Along said curve to the right, having a radius of 87.39 feet, an arc length of 88.87 feet, a central angle of 58°15'59", and a chord bearing and distance of North 87°00'38" West, 85.09 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the end of said curve;
 - 27) North 57°48'20" West, 60.33 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 28) North 55°23'38" West, 160.89 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the beginning of a curve to the left;
 - 29) Along said curve to the left, having a radius of 367.06 feet, an arc length of 274.67 feet, a central angle of 42°52'28", and a chord bearing and distance of North 76°56'56" West, 268.31 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the end of said curve;
 - 30) South 81°24'20" West, 54.85 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract;
 - 31) South 73°58'22" West, 31.24 feet, to a 1/2 inch iron rod found for an angle corner of the herein described tract at the beginning of a curve to the left;
 - 32) Along said curve to the left, having a radius of 549.71 feet, an arc length of 143.79 feet, a central angle of 14°59'13", and a chord bearing and distance of South 65°57'28" West, 143.38 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described tract;
- THENCE North 26°42'38" West, 1191.00 feet, severing said 514.479 acre tract, to the PLACE OF BEGINNING, CONTAINING 67.75 acres.



MILDRED GREGG
CALLED WEST 1/2 OF 66.4 ACRES
VOL. 187, PG. 767
D.R.S.J.C.T.

**WILLIAM MORRIS SURVEY
ABSTRACT No. 38**

APPARENT SURVEY LINE

3.992 ACRES

WILLIAM N. KITCHENS
CALLED 16.20 ACRES
C.F. No. 20181356, PG. 6984
O.R.S.J.C.T.

**BOUNDARY
SURVEY**

BEING a 3.992 acre tract of land situated in the Ralph McGee Survey, Abstract No. 29, San Jacinto County, Texas, being all of that certain called 4.145 acre tract described in instrument to Greater Heights Enterprises, LLC., recorded in Clerk's File No. 20183540, Page 17389, of the Official Records of San Jacinto County, Texas (O.R.S.J.C.T.), said 3.992 acre tract being more particularly described by attached metes and bounds description.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Stewart Title Guaranty Company
G.F. No. 2019020183
Effective date: February 28, 2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
1) Easement to Texas Eastern Transmission Corporation per Vol. 62, Pg. 519, 527, 529, D.R.S.J.C.T. (does not affect)
2) Easement to P.B. & S.C. Water Supply Corporation per Vol. 138, Pg. 706, D.R.S.J.C.T. (may affect/blanket)

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

The basis for bearings for this survey are based on GPS Observation and are referenced to the Texas State Plane Coordinate System, Central Zone, (4203), North American Datum 1983, (NAD83).

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48407C 0150 C, effective 11/4/10. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: March 7, 2019 TC



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

- x x x fence line x x x
- o/h util. line(s)
- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPRMCT = Real Property Records Montgomery County

CALLED 4.145 ACRES
VOL. 130, PG. 921
O.R.S.J.C.T.

CALLED 4.145 ACRES
TRACT 2
C.F. No. 20174301, PG. 20904
O.R.S.J.C.T.

CALLED 4.145 ACRES
C.F. No. 20164976,
PG. 23462, O.R.S.J.C.T.

CALLED 4.145 ACRES
C.F. No. 00-6124, PG. 20548
O.R.S.J.C.T.

GREATER HEIGHTS ENTERPRISES, LLC
CALLED 4.145 ACRES
C.F. No. 20183540,
PG. 17389, O.R.S.J.C.T.

POB
FND. 3/4" I.P.

FND. 3/4" I.P.

FND. 3/4" I.P.

FND. 1/2" I.P.

FND. 1/2" I.P.

Final Plat
Wilderness Estates
C.F. No. 20190923, Pg. 4526-4531, O.R.S.J.C.T.

LOT 5-10

LOT 5-9

LOT 5-8

**RALPH MCGEE SURVEY
ABSTRACT No. 29**

PROJECT NO.
H297-60
3.992Ac

DRAWING DATE: 3/12/19
REVISED:
DRAWN BY: MJW

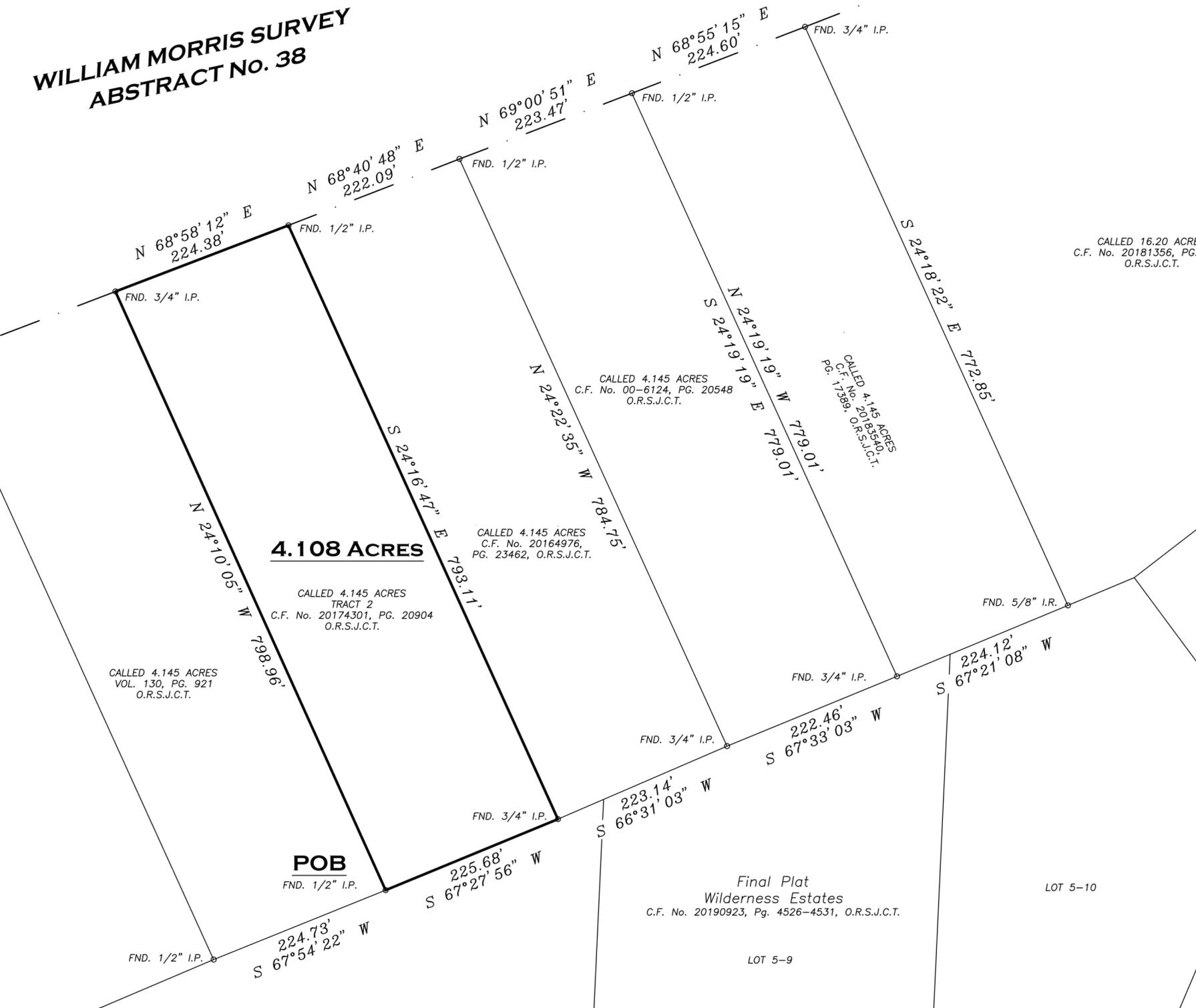
TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00



MILDRED GREGG
CALLED WEST 1/2 OF 66.4 ACRES
VOL. 187, PG. 767
D.R.S.J.C.T.

**WILLIAM MORRIS SURVEY
ABSTRACT No. 38**

APPARENT SURVEY LINE



CALLLED 16.20 ACRES
C.F. No. 20181356, PG. 6984
O.R.S.J.C.T.

**BOUNDARY
SURVEY**
FOR: VOYAGER GROUP, LTD.

BEING a 4.108 acre tract of land situated in the Ralph McGee Survey, Abstract No. 29, San Jacinto County, Texas, being all of that certain called 4.145 acre tract described as "Tract 2" in instrument to Kathy Keeland and James Sewell, recorded in Clerk's File No. 20174301, Page 20904 of the Official Records of San Jacinto County, Texas (O.R.S.J.C.T.), said 4.108 acre tract being more particularly described by attached metes and bounds description.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Stewart Title Guaranty Company
G.F. No. 2019020259
Effective date: February 28, 2019

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

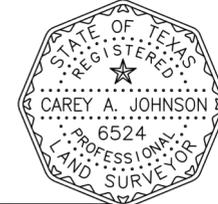
-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

The basis for bearings for this survey are based on GPS Observation and are referenced to the Texas State Plane Coordinate System, Central Zone, (4203), North American Datum 1983, (NAD83).

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48407C 0150 C, effective 11/4/10. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: March 7, 2019 TC



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

- x — fence line — x —
- o/h util. line(s) —
- wm = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eca = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement

4.108 ACRES

CALLLED 4.145 ACRES
TRACT 2
C.F. No. 20174301, PG. 20904
O.R.S.J.C.T.

CALLLED 4.145 ACRES
C.F. No. 20164976,
PG. 23462, O.R.S.J.C.T.

CALLLED 4.145 ACRES
VOL. 130, PG. 921
O.R.S.J.C.T.

Final Plat
Wilderness Estates
C.F. No. 20190923, Pg. 4526-4531, O.R.S.J.C.T.

POB
FND. 1/2" I.P.

**RALPH MCGEE SURVEY
ABSTRACT No. 29**

TEXAS
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FIRM REGISTRATION No. 100834-00

PROJECT NO.
H297-60
4.108Ac

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