

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: FIRST NATIONAL TITLE INSURANCE
COMPANY
OF No.: R-21-00267-01
EFFECTIVE DATE: DECEMBER 6, 2021
ISSUED DATE: DECEMBER 22, 2021

SURVEY RELATED SCHEDULE B EXCEPTIONS:

10.a. Any visible and apparent easements over, on, across or under subject property, and including any portion of subject property lying within the boundaries of a public or private roadway, and including but not limited to, unrecorded and/or existing telephone, electric and other utility lines and easements on, under or across subject property.

10.d. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (NOTE: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)

10.h. Easements, or claims of easements, which are not recorded in the public records. (Owner's Policy Only)

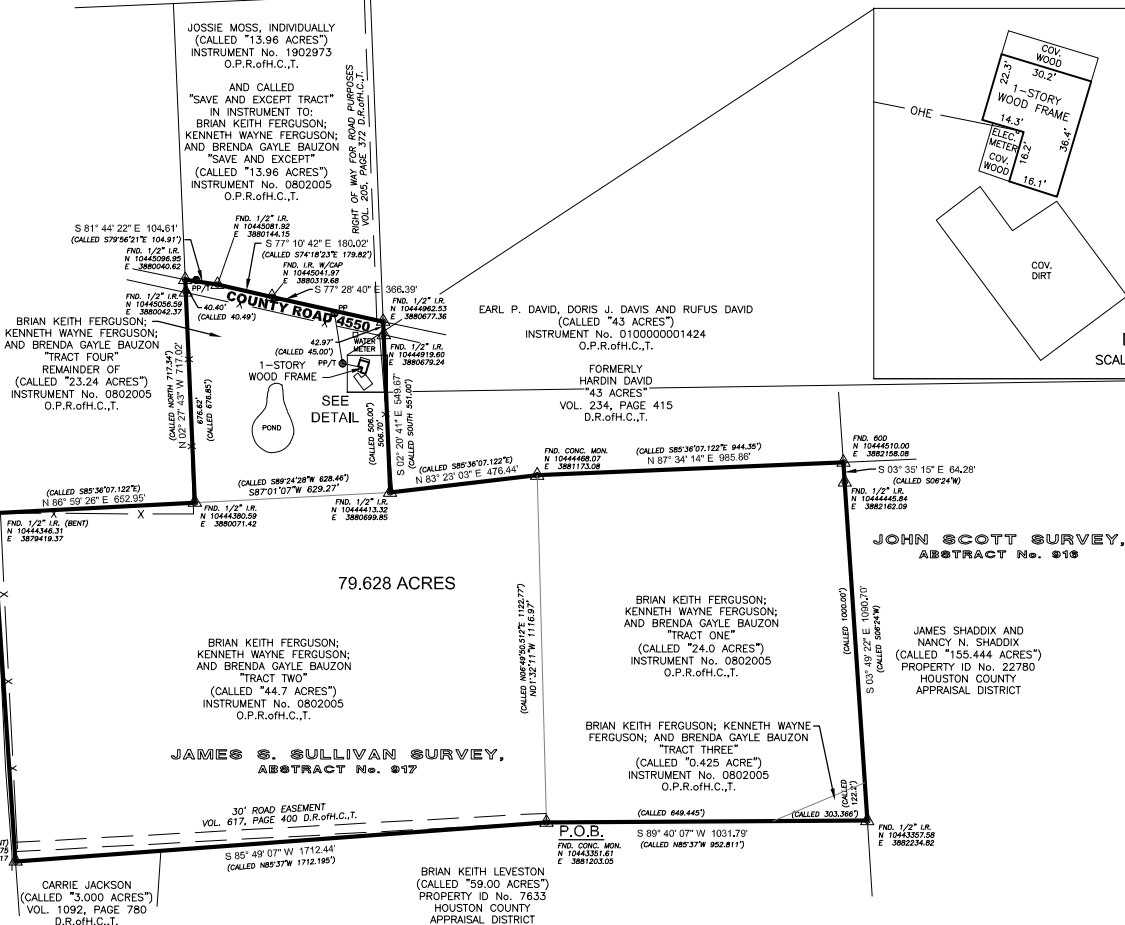
10.i. Visible and apparent easements on or across property herein described. (Owner's Policy Only)

10.n. Right of Way granted to R. R. Buffington by instrument recorded in Volume 205, Page 372 of the Deed Records of Houston County, Texas. (NOT ON SUBJECT TRACT - SHOWN ON PLAT)

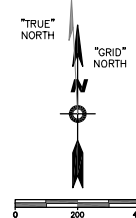
10.o. Easement granted to Pennington Water Supply Corporation by instrument recorded in Volume 511, Page 430 of the Deed Records of Houston County, Texas. (UNDERGROUND UTILITIES NOT LOCATED - NOT SHOWN ON PLAT)

10.p. Easement set out in Deed executed from Ben Bonnett, individually and as Trustee to Robert Marcus Swor, dated November 6, 1978, recorded in Volume 617, Page 400 of the Deed Records of Houston County, Texas. (SHOWN ON PLAT)

F. MARCHALK SURVEY,
ABSTRACT No. 750



DETAIL
SCALE: 1" = 40'



NOTES:

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE ALLTERRA CENTRAL, TRIMBLE V.R.S. R.T.K. G.P.S. NETWORK, REFERENCED TO THE (N.A.D. 83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) USING GEOID MODEL "GEOID 18". COORDINATE, DISTANCE AND ELEVATION UNITS ARE U.S. SURVEY FEET.

CONVERGENCE ANGLE = 02°36'43.18165", SCALE FACTOR = 0.999888952, COMBINED FACTOR = 0.999878567, AT THE P.O.B. THE CONCRETE MONUMENT IN THE SOUTH LINE OF SUBJECT TRACT OF LAND. ("CORPSCON 6.01" U.S.A.C.E.).

SEE ACCOMPANYING DESCRIPTION.

FLOOD ZONE: X ("AREA OF MINIMAL FLOOD HAZARD")
FIRM: 48225C0625D

DATED: 4/4/2011

FLOOD ZONE DETERMINED FROM FEMA MAP. AW&C DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO THE ACCURACY OF SAID FEMA MAP.

CERTIFICATION OF SURVEYOR:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS IS A TRUE AND ACCURATE PLAT OF A 79.628 ACRE TRACT OF LAND OUT OF THE JAMES S. SULLIVAN SURVEY, ABSTRACT No. 917, HOUSTON COUNTY, TEXAS, PREPARED FROM THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION. NO ENCROACHMENTS, PROTRUSIONS OR CONFLICTS WERE OBSERVED, AT THE TIME OF THIS SURVEY EXCEPT AS SHOWN ON THIS PLAT.

E. James Verrett
E. JAMES VERRETT, R.P.L.S. No. 1781



F.B. 137, PG. 12

LEGEND	
	FOUND OBJECT AS SHOWN
	UTILITY POLE
	UTILITY POLE WITH TRANSFORMER
	OHE OVERHEAD UTILITY LINE(S)
	4' WIRE FENCE
O.P.R.o.H.C.T. OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS	

1	01-19-22	REVISED TO ADD TITLE COMMITMENT AND EASEMENT INFORMATION	EW
NO.	DATE	REVISION	APPROV.
PLAT OF A 79.628 ACRES TRACT OF LAND OUT OF JAMES S. SULLIVAN SURVEY, ABSTRACT No. 917 HOUSTON COUNTY, TEXAS			
2560 COUNTY ROAD 4550, PENNINGTON, TEXAS 75847			
PREPARED FOR: MARK HOLMES AND MICHELLE HOLMES			
Engineering F-16194	Surveying 101940-19		
		ARCENEUX WILSON & COLE engineering surveying planning	
3120 Central Mall Drive Port Arthur, TX 77642		409.724.7888 awc@awc.com	
JOB NO. L521-434	DATE: 12-22-21	SCALE: 1" = 400'	DRAWN BY: TMR CHECKED BY: EV