

This is a detailed survey map of a 16.61-acre tract located in Walker County, Texas. The central tract is labeled "16.61 Acres" and "CALLED 16.61 ACRE VOL 211 PG 406 DRWC, TX". It is bounded by several lines with bearings and distances: N 13°27'00" E 1039.96' (40' ALE VOL 211, PG 406, DRWC, TX), S 57°43'15" E 39.43' (1" IPF (online)), S 54°23'59" E 546.50', S 11°04'00" E 303.65' (1" IPF), S 15°34'58" W 330.20' (1" IPF), S 24°58'47" E 236.18', S 81°56'10" W 197.64' (1" IPF), N 81°46'24" W 218.76' (1" IPF), N 81°40'37" W 443.38' (1" IPF), and N 05°55'00" E 183.59' (1" IPF). The map also shows a "BP EASTERN PIPELINE ESMT 40' CLEARED ROW WIDTH NOT SPECIFIED VOL 240 PG 120 DRWC, TX" crossing the tract. Surrounding areas include a 1.66-acre tract (VOL 757 PG 185 DRWC, TX), an 11.015-acre tract (VOL 778 PG 51 DRWC, TX), a 14.99-acre tract (VOL 850 PG 209 DRWC, TX), a 15.2-acre tract (VOL 850 PG 209 DRWC, TX), and a 16.107-acre tract (VOL 850 PG 209 DRWC, TX). The map is adjacent to Interstate Highway 45 and a "SERVICE ROAD". A "barbed wire fnc" is also indicated. A scale bar at the bottom left shows 600 feet. The map is titled "WALKER COUNTY TEXAS" and "INTERSTATE HIGHWAY 45".

REF: JACOBS, GOOD G. F. 1247130016 DATE: DEC 12, 2012  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE  
BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT  
THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,  
OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

A circular professional seal for a land surveyor in the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED" at the bottom. In the center is a five-pointed star. Below the star, the name "CRAIG T. BUBIER" is printed, followed by the number "3996". The bottom half of the seal features the words "PROFESSIONAL" and "LAND SURVEYOR" in a curved arrangement.

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM STEWART TITLE INSURANCE COMPANY (G.F. No. 1247130016) DATED NOV 29, 2012, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 211, PAGE 406 & VOLUME 240, PAGE 199 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS
- 6) WALKER COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD
- 7) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 8) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 9) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 10) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN

1) IRF= IRON ROD FOUND  
2) IRS= IRON ROD SET  
3) D.R.W.C.TX= DEED  
RECORDS OF WALKER  
COUNTY TEXAS  
4) M.R.W.C.TX= MAP  
RECORDS OF WALKER  
COUNTY TEXAS  
5) BL= BUILDING LINE  
6) UE= UTILITY EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE  
RECIPIENTS NAMED ABOVE AND NO  
LICENSE HAS BEEN CREATED, TO COPY THE  
SURVEY EXCEPT IN CONJUNCTION WITH THE  
ORIGINAL TRANSACTION, WHICH SHALL  
TAKE PLACE WITHIN NINETY (90) DAYS  
FROM THE DATE OF THE SURVEY AS SHOWN  
ABOVE.

