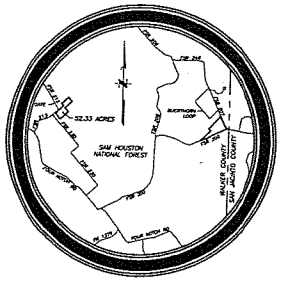


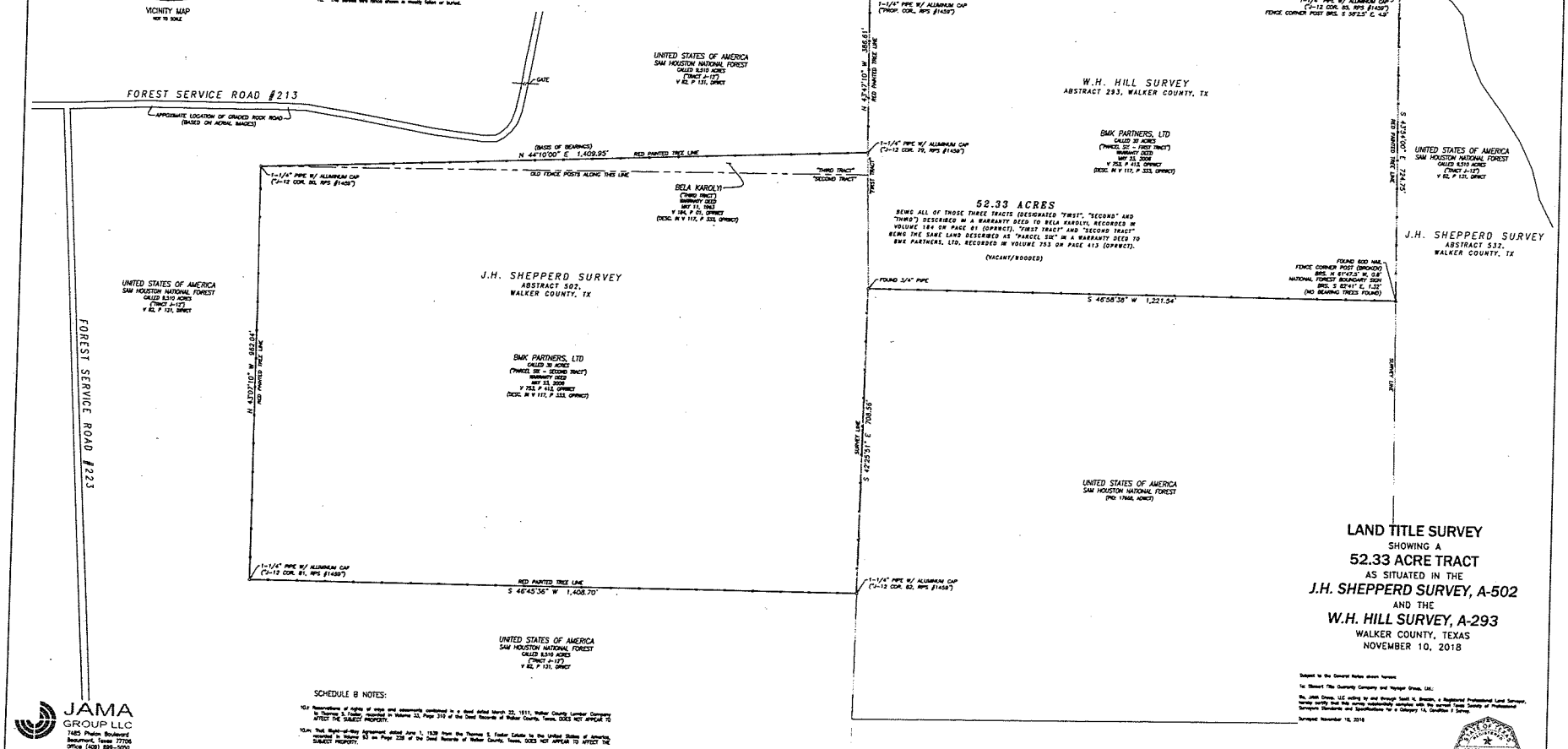
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. Reference a (Preliminary) Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 2018101178, having an effective date of October 15, 2018 and an issue date of November 01, 2018. No further research for easements or encumbrances was performed by JAMA Group, LLC.
2. All bearings are based on the northeast line of that certain tract designated as "THIRD TRACT" in a Warranty Deed to Bela Karolyi, recorded in Volume 184 on Page 01 (OPRWCT), having been called North 44°10' East.
3. This survey does not provide any determination concerning wetlands, flood zones, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. According to Map No. 48471C 0400D of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Walker County, Texas and Incorporated Areas, dated August 16, 2011, the subject tract is situated within Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain. While flood endangerment does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This survey and/or plat does not create liability on the part of the JAMA Group, LLC does not warrant nor subscribe to the accuracy or scale of said maps.
5. Research for Adjoiner Tracts was performed by JAMA Group, LLC.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the exceptions see by the parties listed thereon. This survey is not to be used for any subsequent transactions. Liability to that parties may not be transferred or assigned.
8. All pipes found with aluminum caps are called for in the corner records filed at the S.N.N.F. Forest Service Office. Most bearing trees and accessories are still in place (but not shown hereon), unless noted otherwise.
9. A field note description of even date accompanies this plat.
10. The barbed wire fence shown is mostly fallen or buried.

SYMBOLS & ABBREVIATIONS

POB = POINT OF BEGINNING
OPRWCT = OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS
DRWCT = DEED RECORDS OF WALKER COUNTY, TEXAS
ADWCT = APPRAISAL DISTRICT OF WALKER COUNTY, TEXAS
PID = PROPERTY ID NO.
R.O.W. = RIGHT-OF-WAY
℄ = CENTERLINE
BRS. = BEARS
B.L.A. = BOUNDARY LINE AGREEMENT
FSR = FOREST SERVICE ROAD
⊹ = POINT FOR CORNER IN ROADWAY
= UTILITY POLE
= UNDERGROUND CABLE SIGN/PEDESTAL
= OVERHEAD UTILITIES
= BARBED WIRE FENCE (SEE NOTE 9)



SCHEDULE B NOTES:

10.l. Reservations of rights of ingress and easements contained in a deed dated March 22, 1911, Walker County Lumber Company to Thomas S. Foster recorded in Volume 33, Page 310 of the Deed Records of Walker County, Texas. DOES NOT APPLIAE TO AFFECT THE SUBJECT PROPERTY.

10.m. That Right-of-Way Agreement dated June 1, 1939 from the Thomas S. Foster Estate to the United States of America, recorded in Volume 83 on Page 228 of the Deed Records of Walker County, Texas. DOES NOT APPLIAE TO AFFECT THE SUBJECT PROPERTY.

LAND TITLE SURVEY

SHOWING A

52.33 ACRE TRACT

AS SITUATED IN THE

J.H. SHEPPERD SURVEY, A-502

AND THE

W.H. HILL SURVEY, A-293

WALKER COUNTY, TEXAS
NOVEMBER 10, 2018

Subject to the General Notes shown hereon

To: Stewart Title Guaranty Company and Voyager Group, LLC.

We, JAMA Group, LLC acting by and through Scott N. Brasch, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed November 10, 2018

Scott N. Brasch, RPLS 6650
Project No. AD018673

STATE OF TEXAS
SCOTT N. BRASCH
6650
REGISTERED
PROFESSIONAL
LAND SURVEYOR

JAMA GROUP LLC
1485 Phelan Boulevard
Beaumont, Texas 77706
Office (409) 898-5050
TBPLS Firm #10130400