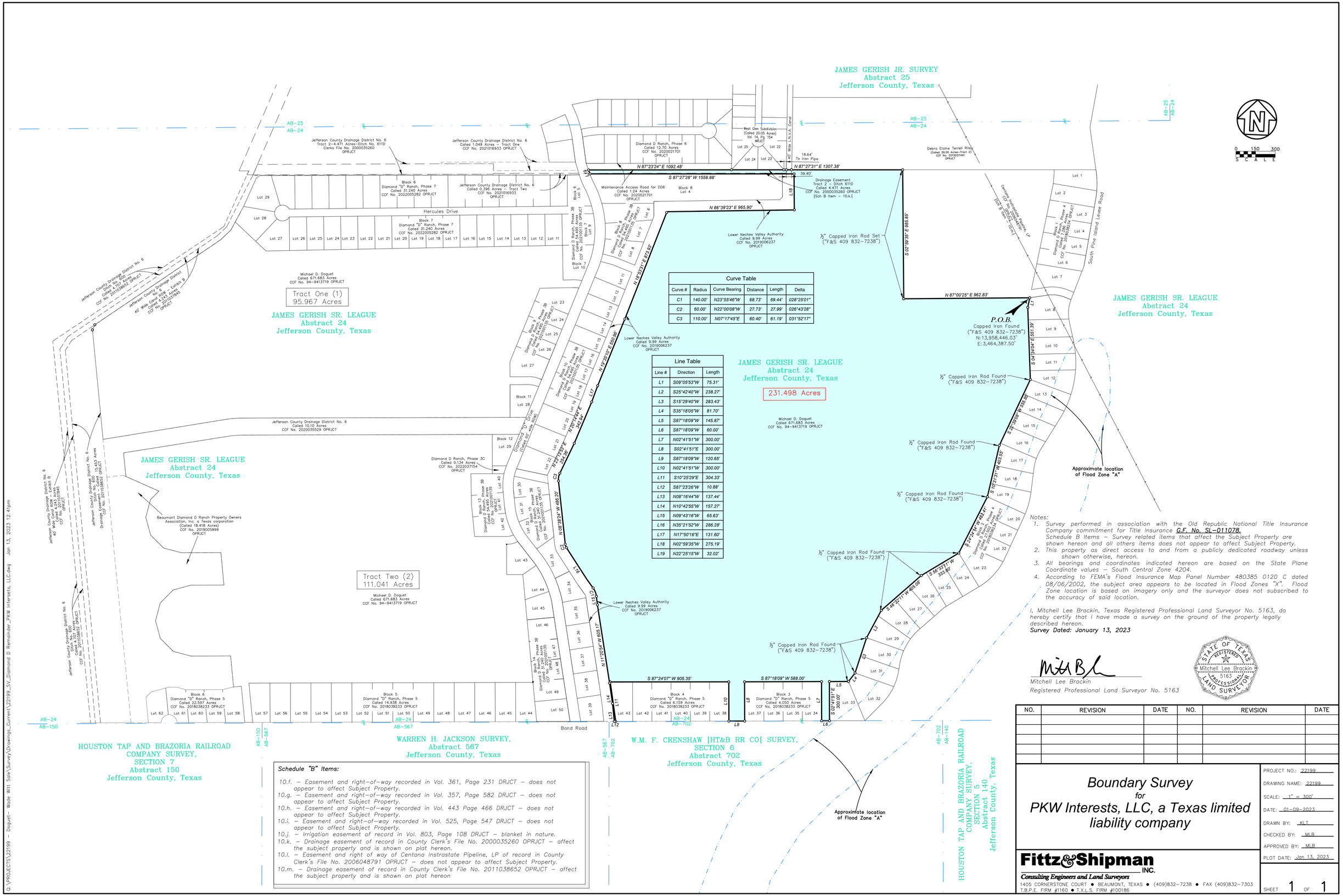
JAMES GERISH JR. SURVEY
Abstract 25
Jefferson County, Texas
JAMES GERISH SR. LEAGUE
Abstract 24
Jefferson County, Texas
231.498 Acres
Tract One (1)
95.967 Acres
Tract Two (2)
111.041 Acres
HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, SECTION 7
Abstract 150
Jefferson County, Texas
WARREN H. JACKSON SURVEY,
Abstract 567
Jefferson County, Texas
W.M. F. CRENSHAW {HT&B RR CO} SURVEY, SECTION 6
Abstract 702
Jefferson County, Texas
HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, SECTION 5
Abstract 140
Jefferson County, Texas
Hercules Drive
South Pine Island Levee Road
Bond Road
P.O.B.
Capped Iron Found
("F&S 409 832-7238")
N:13,958,446.03'
E:3,464,387.50'
½" Capped Iron Rod Set
("F&S 409 832-7238")
½" Capped Iron Rod Found
("F&S 409 832-7238")
Approximate location of Flood Zone "A"
Michael D. Doguet
Called 671.683 Acres
CCF No. 94-9413719 OPRJCT
Lower Neches Valley Authority
Called 9.99 Acres
CCF No. 2019006237
OPRJCT
Jefferson County Drainage District No. 6
Called 10.10 Acres
CCF No. 2020035529 OPRJCT
Beaumont Diamond D Ranch Property Owners Association, Inc. a Texas corporation
(Called 18.418 Acres)
CCF No. 2019005899
OPRJCT
Diamond D Ranch, Phase 3C
Called 0.134 Acres
CCF No. 2022037154
OPRJCT
Block 6
Diamond "D" Ranch, Phase 5
Called 22.597 Acres
CCF No. 2018038233 OPRJCT
Block 5
Diamond "D" Ranch, Phase 5
Called 14.938 Acres
CCF No. 2018038233 OPRJCT
Block 4
Diamond "D" Ranch, Phase 5
Called 6.159 Acres
CCF No. 2018038233 OPRJCT
Block 3
Diamond "D" Ranch, Phase 5
Called 4.050 Acres
CCF No. 2018038233 OPRJCT
Block 7
Diamond "D" Ranch, Phase 7
Called 31.240 Acres
CCF No. 2022005282 OPRJCT
Block 6
Diamond "D" Ranch, Phase 7
Called 31.240 Acres
CCF No. 2022005282 OPRJCT
Jefferson County Drainage District No. 6
Called 0.396 Acres – Tract Two
CCF No. 2021016933
OPRJCT
Jefferson County Drainage District No. 6
Called 1.049 Acres – Tract One
CCF No. 2021016933
OPRJCT
Jefferson County Drainage District No. 6
Tract 2–4.471 Acres–Ditch No. 611D
Clerks File No. 2000035260
OPRJCT
Maintenance Access Road for DD6
Called 1.24 Acres
CCF No. 2020021701
OPRJCT
Diamond D Ranch, Phase 6
Called 12.70 Acres
CCF No. 2020021701
OPRJCT
West Glen Subdivision
(Called 20.05 Acres)
Vol. 14, Pg. 154
MRJCT
Drainage Easement
Tract 2 – Ditch 611D
Called 4.471 Acres
CCF No. 2000035260 OPRJCT
[Sch B Item – 10.k.]
Debra Elaine Terrell Riley
(Called 39.00 Acres–Tract 2)
CCF No. 2015037441
OPRJCT
Owning Partnership Pipeline, LP
CCF No. 2006048791
OPRJCT
[Sch B Item – 10.l.]
Jefferson County Drainage District No. 6
Called 15.453 Acres
CCF No. 2011038652 OPRJCT
Jefferson County Drainage District No. 6
Drainage Easement–100' Wide
Called 15.453 Acres
CCF No. 2011038652 OPRJCT
Jefferson County Drainage District No. 6
40' Wide Called 3.343 Acres
CCF No. 2012017845
OPRJCT
Jefferson County Drainage District No. 6
40' Wide Called 4.357 Acres
CCF No. 2012017845
OPRJCT
Jefferson County Drainage District No. 6
Called 10.10 Acres
CCF No. 2020035529 OPRJCT
Jefferson County Drainage District No. 6
Called 10.10 Acres
CCF No. 2020035529 OPRJCT
AB-25
AB-24
AB-150
AB-567
AB-702
AB-140
N 87°23'24" E 1092.48'
S 87°27'28" W 1558.88'
N 87°27'31" E 1307.38'
N 86°39'23" E 965.90'
S 02°59'35" E 985.85'
N 87°00'25" E 962.83'
S 04°19'04" E 651.39'
S 87°24'07" W 905.35'
S 87°18'09" W 588.00'
N 19°35'10" E 650.96'
N 19°53'31" E 823.93'
N 11°20'54" W 605.77'
N 08°38'24" W 686.20'
N 23°12'55" E 294.06'
N 73°12'42" E 397.42'
S 02°41'51" E 300.00'
S 02°41'51" E 300.00'
S 02°39'09" W 555.66'
S 10°17'51" W 403.55'
S 24°32'14" W 483.41'
S 56°33'11" W 333.80'
S 46°32'11" W 405.08'
Curve Table
Line Table
Notes:
1. Survey performed in association with the Old Republic National Title Insurance Company commitment for Title Insurance G.F. No. SL-011078. Schedule B Items – Survey related items that affect the Subject Property are shown hereon and all others items does not appear to affect Subject Property.
2. This property as direct access to and from a publicly dedicated roadway unless shown otherwise, hereon.
3. All bearings and coordinates indicated hereon are based on the State Plane Coordinate values – South Central Zone 4204.
4. According to FEMA's Flood Insurance Map Panel Number 480385 0120 C dated 08/06/2002, the subject area appears to be located in Flood Zones "X". Flood Zone location is based on imagery only and the surveyor does not subscribed to the accuracy of said location.
I, Mitchell Lee Brackin, Texas Registered Professional Land Surveyor No. 5163, do hereby certify that I have made a survey on the ground of the property legally described hereon.
Survey Dated: January 13, 2023
Mitchell Lee Brackin
Registered Professional Land Surveyor No. 5163
STATE OF TEXAS
REGISTERED
Mitchell Lee Brackin
5163
PROFESSIONAL
LAND SURVEYOR
Schedule "B" Items:
10.f. – Easement and right-of-way recorded in Vol. 361, Page 231 DRJCT – does not appear to affect Subject Property.
10.g. – Easement and right-of-way recorded in Vol. 357, Page 582 DRJCT – does not appear to affect Subject Property.
10.h. – Easement and right-of-way recorded in Vol. 443 Page 466 DRJCT – does not appear to affect Subject Property.
10.i. – Easement and right-of-way recorded in Vol. 525, Page 547 DRJCT – does not appear to affect Subject Property.
10.j. – Irrigation easement of record in Vol. 803, Page 108 DRJCT – blanket in nature.
10.k. – Drainage easement of record in County Clerk's File No. 2000035260 OPRJCT – affect the subject property and is shown on plat hereon.
10.l. – Easement and right of way of Centana Instrastate Pipeline, LP of record in County Clerk's File No. 2006048791 OPRJCT – does not appear to affect Subject Property.
10.m. – Drainage easement of record in County Clerk's File No. 2011038652 OPRJCT – affect the subject property and is shown on plat hereon
NO. | REVISION | DATE | NO. | REVISION | DATE
Boundary Survey
for
PKW Interests, LLC, a Texas limited liability company
Fittz&Shipman INC.
Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT • BEAUMONT, TEXAS • (409)832-7238 • FAX (409)832-7303
T.B.P.E. FIRM #1160 • T.X.L.S. FIRM #100186
PROJECT NO.: 22199
DRAWING NAME: 22199
SCALE: 1" = 300'
DATE: 01-09-2023
DRAWN BY: KLT
CHECKED BY: MLB
APPROVED BY: MLB
PLOT DATE: Jan 13, 2023
SHEET 1 OF 1
Q:\PROJECTS\22199 – Doguet– Wade Witt Sale\Survey\Drawings_Current\22199_SV_Diamond D Remainder_PKW Interests, LLC.dwg Jan 13, 2023 12:41pm