

BORROWER:
HEROS RANCHEROS

G. & B.N. RR. CO., SECTION 8
ABSTRACT NO. 330

ADDRESS:
2899 CR 3260
COLMESNEL, TEXAS 75938

LEGEND:

- | | |
|-------|-----------------------|
| AC | AIR CONDITIONER |
| BLDG | BUILDING |
| CONC | CONCRETE |
| COVD | COVERED |
| ELEC | ELECTRICAL |
| EM | ELECTRIC METER |
| ESMT | EASEMENT |
| FUND | FOUND |
| GLY | GLY ANCHOR |
| LP | LIGHT POLE |
| MON | MONUMENT |
| PP | POWER POLE |
| TCOPR | TYLER COUNTY OFFICIAL |
| TPD | TYLER COUNTY OFFICIAL |
| WM | WATER METER |

Subject to the General Notes shown hereon:

To: Tyler County Title, LLC, Chicago Title Insurance Company, and Heros Rancheros:

We, JAMA Group, LLC acting by and through Michael Kethan, 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: June 18, 2025

Michael Kethan
Registered Professional
Land Surveyor No. 5709



GENERAL NOTES:

- Reference a Commitment for title insurance issued by Tyler County Title, LLC, G.F. TCI-25-6362, having an effective date of April 17, 2025 and an issue date of May 13, 2025. No further research for easements or encumbrances was performed by JAMA Group, LLC.
- The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Research for Adjoiner Tracts was performed by JAMA Group, LLC.
- According to Map No. 48457C 0225C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Tyler County, Texas (and Incorporated Areas), dated April 4, 2011, the subject tract is situated within: Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Location of the subject tract on said maps were determined by scale. JAMA Group, LLC does not warrant nor subscribe to the accuracy or scale of said maps.
- This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the exclusive use by the parties listed thereon. This survey is not to be used for any subsequent transactions. Liability to third parties may not be transferred or assigned.
- 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.

SCHEDULE B NOTES:

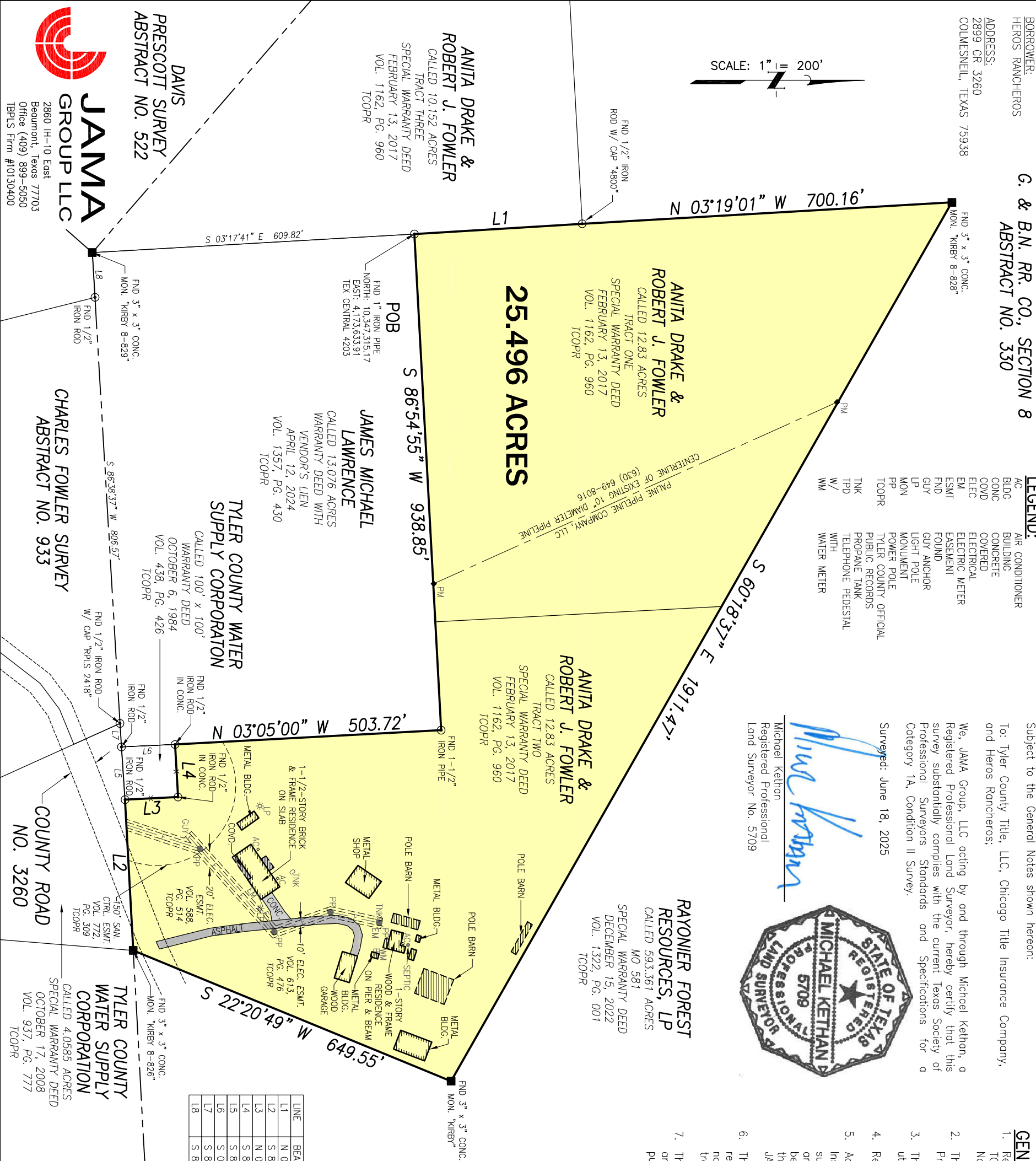
- Per Item No. 10K of the Schedule B Exceptions, property is subject to an easement to Tyler County Water Supply Corporation, recorded in Vol. 441, Pg. 190, Tyler County Official Public Records. BLANKET IN COVERAGE FOR TRACT TWO
- Per Item No. 10L of the Schedule B Exceptions, property is subject to an easement to Sam Houston Electric Cooperative Inc., recorded in Vol. 588, Pg. 514, Tyler County Official Public Records. AS SHOWN HEREON
- Per Item No. 10M of the Schedule B Exceptions, property is subject to an easement to Sam Houston Electric Cooperative, Inc., recorded in Vol. 613, Pg. 476, Tyler County Official Public Records. AS SHOWN HEREON
- Per Item No. 10N of the Schedule B Exceptions, property is subject to an easement to Tyler County WSC, recorded in Vol. 638, Pg. 719, Tyler County Official Public Records. BLANKET IN COVERAGE FOR TRACT TWO
- Per Item No. 100 of the Schedule B Exceptions, property is subject to a sanitary control easement to Tyler County Water Supply Corporation, recorded in Vol. 772, Pg. 309, Tyler County Official Public Records. AS SHOWN HEREON

LINE	BEARING	DISTANCE
L1	N 03°29'29" W	317.64'
L2	S 86°53'00" W	285.30'
L3	N 02°49'31" W	100.16'
L4	S 86°49'14" W	99.45'
L5	S 86°06'11" W	99.82'
L6	S 02°37'28" E	101.42'
L7	S 86°25'11" W	44.52'
L8	S 86°35'31" W	84.71'

LAND
TITLE SURVEY
OF A
25.496 ACRE TRACT
AS SITUATED IN

G. & B.N. RR. CO. SURVEY
SECTION 8
ABSTRACT NO. 330
TYLER COUNTY, TEXAS
JUNE 18, 2025

SCALE: 1" = 200'



JAMA
GROUP LLC

2860 IH-10 East
Beaumont, Texas 77703
Office (409) 899-5050
TBPLS Firm #10130400

DAVIS
PRESCOTT SURVEY
ABSTRACT NO. 522

ANITA DRAKE &
ROBERT J. FOWLER
CALLED 10.152 ACRES
TRACT THREE
SPECIAL WARRANTY DEED
FEBRUARY 13, 2017
VOL. 1162, PG. 960
TCOPR

ANITA DRAKE &
ROBERT J. FOWLER
CALLED 12.83 ACRES
TRACT ONE
SPECIAL WARRANTY DEED
FEBRUARY 13, 2017
VOL. 1162, PG. 960
TCOPR

25.496 ACRES

JAMES MICHAEL
LAWRENCE
CALLED 13.076 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
APRIL 12, 2024
VOL. 1357, PG. 430
TCOPR

TYLER COUNTY WATER
SUPPLY CORPORATION
CALLED 100' x 100'
WARRANTY DEED
OCTOBER 6, 1984
VOL. 438, PG. 426
TCOPR

CHARLES FOWLER SURVEY
ABSTRACT NO. 933

COUNTY ROAD
NO. 3260

TYLER COUNTY
WATER SUPPLY
CORPORATION
CALLED 4.0585 ACRES
SPECIAL WARRANTY DEED
OCTOBER 17, 2008
VOL. 937, PG. 777
TCOPR

RAYONIER FOREST
RESOURCES, L.P.
CALLED 156.295 ACRES
MO 707
SPECIAL WARRANTY DEED
DECEMBER 15, 2022
VOL. 1322, PG. 001
TCOPR