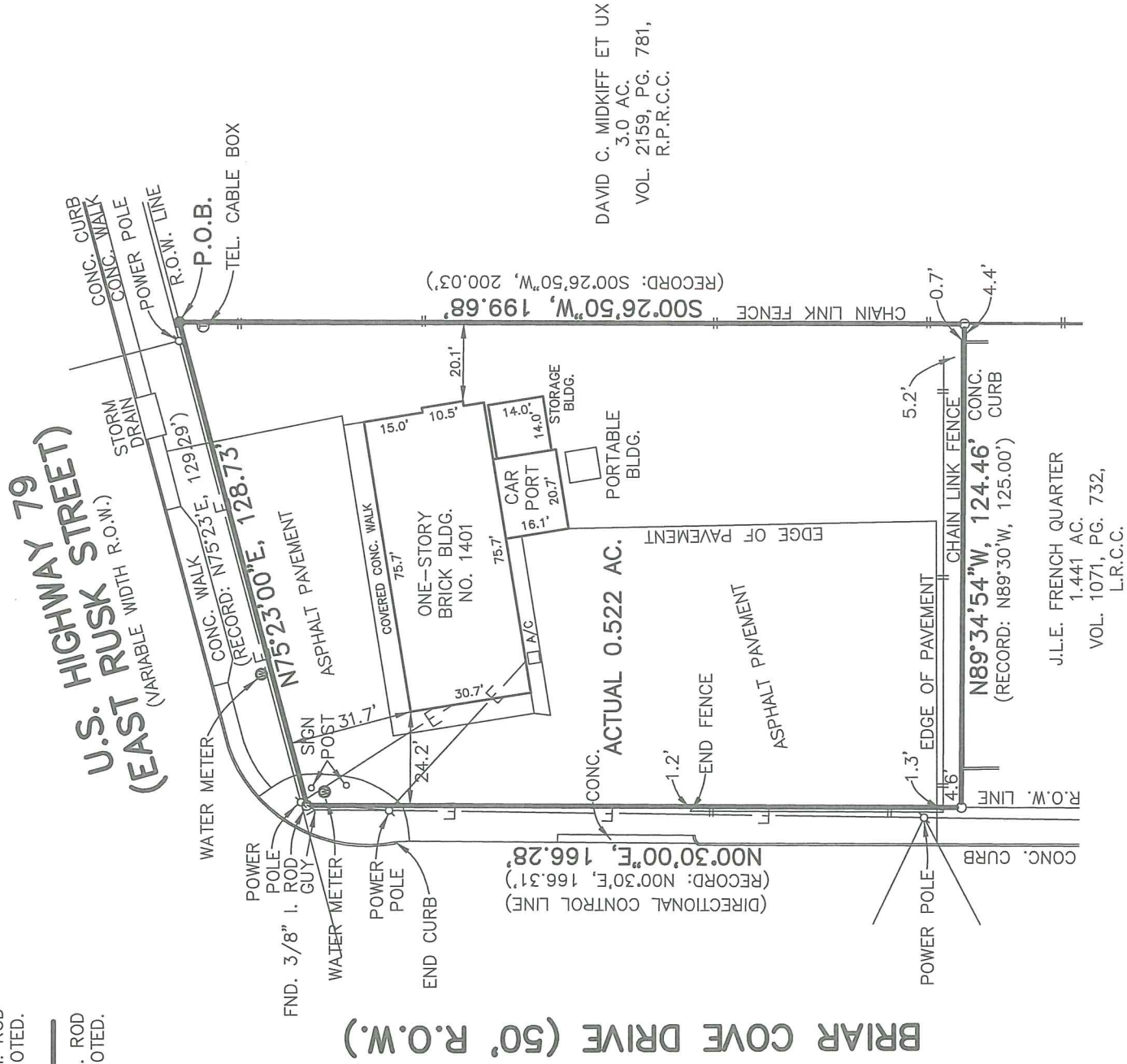


JOSE PINEDA SURVEY, A-41
(R.O.W. & BEARING BASIS PER DEED, VOL. 2199, PG. 272, R.P.R.C.C.)

INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

INDICATES SET 1/2" I. ROD
UNLESS OTHERWISE NOTED.



Legal Description
0.522 Acre Tract

All that certain tract or parcel of land situated in the Jose Pineda Survey, Abstract 41, Cherokee County, Texas, and being all of that certain called 0.525 acre tract, described in a Quit Claim Deed from Maury Ann Smith Hudson to Sam L. Smith dated October 22, 2013, recorded in Volume 2199, Page 272, of the Official Records of Cherokee County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for the northeast corner of the herein described tract, the same being in the west line of a called 3.0 acre tract described in a deed to David Craig Midkiff recorded in Volume 2159, Page 781, of said Official Records, and the same being in the south right-of-way line of U. S. Highway 79 (a variable width right-of-way, also known as E. Rusk Street);

THENCE, South 00°26'50" West, with said 3.0 acre tract west line, a distance of 199.68 feet to a 1/2" iron rod found for the southeast corner of the herein described tract, same being the northeast corner of a called 1.441 acre tract described in a deed to J.L.E. French Quarter recorded in Volume 1071, Page 732, of the Land Records of Cherokee County;

THENCE, North 89°34'54" West, with the north line of said 1.441 acre tract, a distance of 124.46 feet to a 1/2" iron rod found for the southwest corner of the herein described tract, same being in the east right-of-way line of Briar Cove Drive (a 60-ft. wide right-of-way);

THENCE, North 00°30'00" East, with said east right-of-way line (same being the bearing basis of this survey as related to the record bearing, as described in said deed for said 0.525 acre tract), a distance of 166.28 feet to a 1/2" iron rod found for the northwest corner of the herein described tract, same being in the south right-of-way line of said U. S. Highway 79;

THENCE, North 75°23'00" East, with said south right-of-way line a distance of 128.73 feet to the POINT OF BEGINNING and containing 0.522 of an acre of land.

I hereby certify that this plat and the metes and bounds description hereon were prepared from an actual survey made on the ground under my direction and supervision of property located at 1401 U.S. Highway 79 (also known as E. Rusk Street), Jacksonville, Cherokee County, Texas, during the month of June 2014. All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. Evaluation of Restrictions and Easements has been limited to those provided in Schedule B of the Title Commitment under the GF number shown hereon.

(PREPARED FOR: JALAPENO TREE HOLDINGS, LLC)
North American Title Company G.F. 14701-14-00329

GIVEN UNDER MY HAND AND SEAL this date, 17 June 2014, and revised 23 June 2014 to add Title Company, G.F. Number and place legal description on plat.

Wesley D. Turley
Registered Professional Land Surveyor
Texas Registration No. 2114
Job No. 14-282



F.B. 14-05, PG. 9

BOB MATUSH SURVEYING, INC.

2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703 TEL. (903) 561-7287

JOB NO. 14-282 DATE: 17 JUNE 2014 SCALE: 1"=40'