

ALL THE HORIZONTAL CONTROL IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, NAD 27 DATUM, CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACREAGES ARE GRID. THE THETA CORRECTION AT A 1/2" IRON ROD FOUND AT THE NW/C OF A W.I.A. 5.870 ACRE TRACT IS +02° 36' 51" AND THE SCALE FACTOR IS 0.999887209.

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SHINE & JOHNSTON, INC. ALL RIGHTS RESERVED. ©2020
(SEE ACCOMPANYING FIELD NOTES)

THIS SURVEY WAS PERFORMED ON THIS DATE IN CONNECTION
WITH A TRANSACTION DESCRIBED IN STEWART TITLE'S FILE
_____ BETWEEN JACINTO 2.0, LLC AND _____

THIS PROPERTY IS SUBJECT TO ALL ITEMS CONTAINED
IN SCHEDULE B OF THE ABOVE REFERENCED FILE
[REDACTED] AS SHOWN HEREON AND THOSE NOT
SHOWN DUE TO NO PLOTTABLE DESCRIPTIONS.

LEGEND

- = SET 5/8" IRON ROD WITH
CAP STAMPED "S & J, INC."
UNLESS OTHERWISE NOTED.
- = 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED.

NOTED.
BOUND
NOTED.

PARCEL SEVEN: 6,751 ACRES
#05-3368, PG. 14522

Public Vol. 214, Page 610
Records

Released to the Public Vol. 21
Official Public Records

Waterwood Parkway

Shine & Johnston, Inc.
P.O. Box 391
Silsbee, Texas 77656
Ph# (409) 385 - 5266
Fax# (409) 385 - 0936
TBPELS #10064700

BRANCH MEANDERS SHOWN HEREON ARE GENERAL
IN NATURE AND WERE REPRODUCED AND ORIENTED TO OUR
SURVEY AND TAKEN FROM ADJOINING PROPERTY DESCRIPTIONS.
IT IS THE INTENT TO CONVEY ALL PROPERTY TO THE
CENTERLINE OF SAID BRANCH.

LUCIO ENRIQUEZ SURVEY A-108
SALLIE E. GIBBS SURVEY A-418

P.O.B. for 23.000 ACRES
5/8" Iron Rod Set w/ Cap
Stamped "S & J Inc"
Y=448,736.02
X=3,591,348.14

SHECO 20' Utility Easement
File #20197550, Page 37357

T-2
23.000 ACRES

23.00 ACRE TRACT (T-2)
CONVEYED FROM JACINTO 2.0 LLC
TO FRANKIE L. STUBBLEFIELD AND JOLYNN STUBBLEFIELD
RECORDED IN CLERK'S FILE #2019111358
OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS

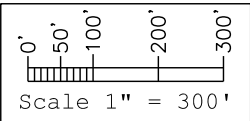
88.593 ACRE TRACT (Tract 1)
TO LUCAS JOHN DOCTER AND WIFE, MICHELE
RECORDED IN CLERK'S FILE #20196301. F
OFFICIAL PUBLIC RECORDS, SAN JACINTO CO

P.O.B. for 24.193 ACRES
5/8" Iron Rod Set w/ Cap
Stamped "S & J Inc"
Y=447,927.18
X=3,591,211.60

File name: LUCIO ENRIQUEZ SURVEY A-108
SALLIE E. GIBBS SURVEY A-418

File name: 191103 T-1 24.193 ACS CWF
Plot date: 01/22/20
San Jacinto County, Texas

GRID NORTH
S & J
0° 02' 36".51" (NOT TO SCALE)



Survey Plat Showing a
24.193 Acre Tract (T-1)

Out of Unit 6 of Greentree Village of Waterwood Subdivision
as recorded in V. 4, P. 37 PRSJCT

Said Unit 6 is described as the Fourth Property(204.314 acs)
As recorded in Volume 214, Page 648 of the Deed Records

Out of the
Sallie E. Gibbs Survey A-418
San Jacinto County, Texas

PRELIMINARY
(Contingent upon receipt of Title Commitment)

J. Gilbert Johnston
Registered Professional Land Surveyor No. 2079

Centerline Branch Meanders

| LINE | DISTANCE | BEARING |
|------|----------|------------|
| L1 | 27.97' | N 81°16' E |
| L2 | 21.31' | S 40°50' E |
| L3 | 78.65' | S 23°02' E |
| L4 | 84.00' | N 75°12' E |
| L5 | 94.60' | N 83°49' E |
| L6 | 100.12' | S 47°27' E |
| L7 | 148.98' | S 22°25' E |
| L8 | 82.54' | S 36°09' W |
| L9 | 48.04' | N 71°25' W |
| L10 | 22.01' | S 56°59' W |
| L11 | 65.85' | S 04°27' W |
| L12 | 97.99' | S 61°33' E |
| L13 | 27.49' | S 50°20' E |
| L14 | 19.81' | N 83°35' E |
| L15 | 75.15' | N 43°45' E |
| L16 | 107.92' | N 70°33' E |
| L17 | 23.76' | S 70°46' E |
| L18 | 56.00' | N 79°53' E |
| L19 | 35.45' | S 42°04' E |
| L20 | 78.51' | S 51°16' E |
| L21 | 21.78' | S 22°03' E |
| L22 | 50.81' | S 62°38' E |
| L23 | 40.08' | S 07°53' E |
| L24 | 39.75' | S 50°01' E |
| L25 | 43.14' | S 75°58' E |
| L26 | 22.88' | S 15°24' E |
| L27 | 45.52' | S 56°52' W |
| L28 | 36.91' | S 05°00' W |
| L29 | 58.94' | S 61°38' E |
| L30 | 81.75' | S 84°55' E |
| L31 | 22.00' | S 57°02' E |
| L32 | 47.48' | S 04°54' W |
| L33 | 39.21' | S 38°16' E |
| L34 | 92.60' | N 81°11' E |
| L35 | 53.99' | N 71°19' E |
| L36 | 17.62' | N 32°13' E |
| L37 | 46.41' | N 21°12' W |
| L38 | 51.61' | N 00°37' E |
| L39 | 29.05' | N 29°27' E |
| L40 | 54.20' | S 76°34' E |
| L41 | 65.56' | N 76°01' E |
| L42 | 27.09' | N 18°19' E |
| L43 | 21.95' | N 03°01' W |
| L44 | 14.01' | N 77°47' E |
| L45 | 83.98' | S 66°04' E |
| L46 | 55.20' | N 64°25' E |
| L47 | 48.33' | S 36°41' E |
| L48 | 24.59' | S 08°19' E |
| L49 | 42.20' | S 38°07' E |
| L50 | 67.44' | S 26°43' W |
| L51 | 147.79' | S 34°59' E |
| L52 | 71.78' | S 68°07' E |

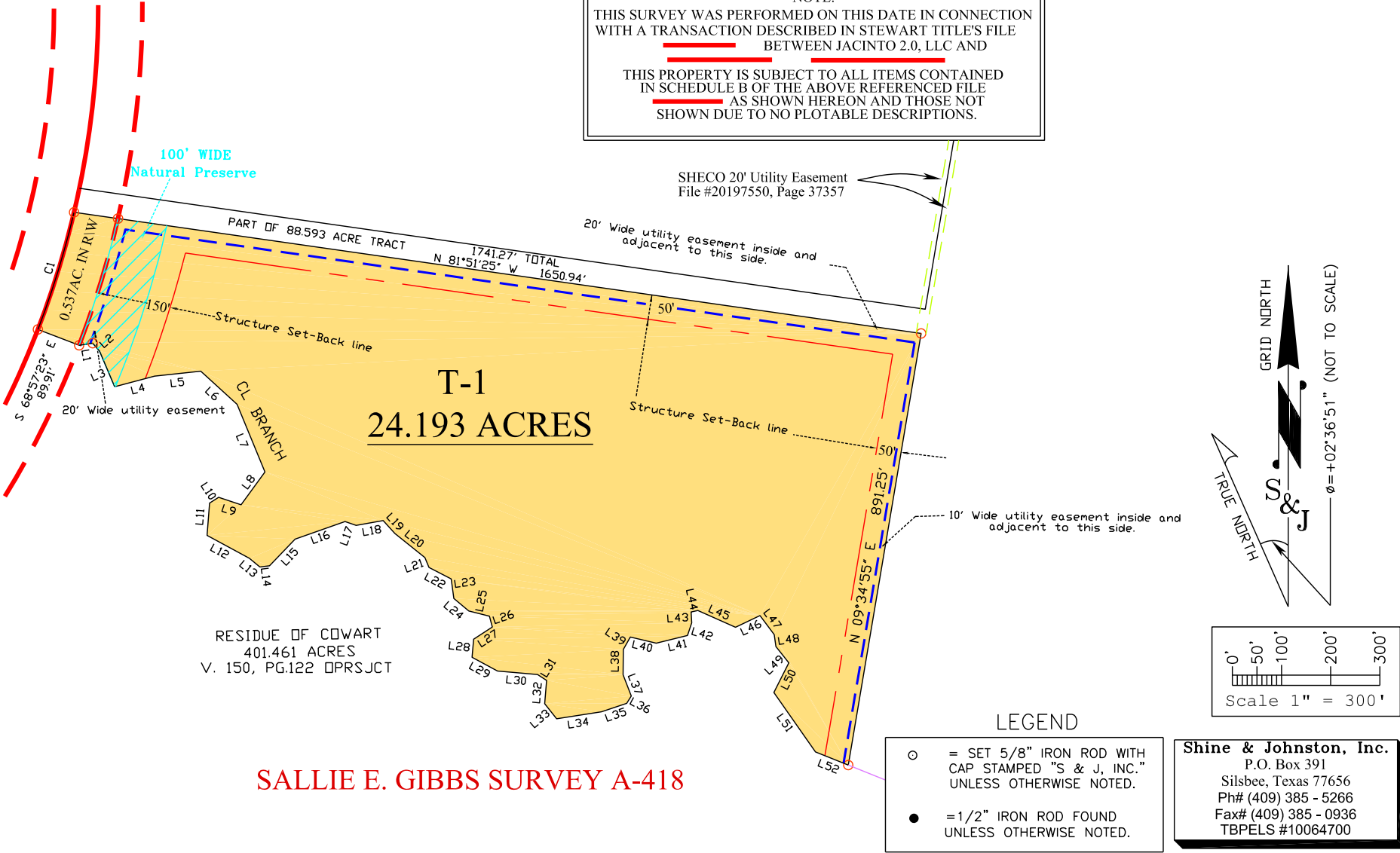
NOTE:
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IN NATURE AND WERE REPRODUCED AND ORIENTED TO OUR
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CENTERLINE OF SAID BRANCH.

| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|----------|-----------|---------|---------|---------------|---------|
| C1 | 1845.02' | 07°45'24" | 249.78' | 125.08' | S 17°08'56" W | 249.59' |

NOTE:
ALL THE HORIZONTAL CONTROL IS REFERENCED TO THE TEXAS STATE
PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, NAD 27 DATUM,
CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACREAGES ARE GRID.
THE THETA CORRECTION AT A 1/2" IRON ROD FOUND AT THE NW/C OF A
W.I.A. 5.870 ACRE TRACT IS +02° 36' 51" AND THE SCALE FACTOR IS
0.999887209.
Use Of This Survey For Any Other Purpose Or By Any Other Parties Shall Be At
Their Own Risk And The Undersigned Surveyor Is Not Responsible For Any Loss
Resulting There From.
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SHINE & JOHNSTON, INC. ALL RIGHTS RESERVED. © 2020
(SEE ACCOMPANYING FIELD NOTES)

NOTE:
THIS SURVEY WAS PERFORMED ON THIS DATE IN CONNECTION
WITH A TRANSACTION DESCRIBED IN STEWART TITLE'S FILE
BETWEEN JACINTO 2.0, LLC AND
THIS PROPERTY IS SUBJECT TO ALL ITEMS CONTAINED
IN SCHEDULE B OF THE ABOVE REFERENCED FILE
AS SHOWN HEREON AND THOSE NOT
SHOWN DUE TO NO PLOTABLE DESCRIPTIONS.

File name: 191103 T-1 24.193 ACS CWF
Plot date: 01/22/20
San Jacinto County, Texas



SALLIE E. GIBBS SURVEY A-418

SHINE & JOHNSTON, INC.

J. GILBERT JOHNSTON, PRESIDENT, RPLS 2079

TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS 10064700

P.O. BOX 391 - 145 EAST AVE. H - SILSBEE, TEXAS 77656
409/385/5266 FAX 409-385-0936

STATE OF TEXAS §

COUNTY OF SAN JACINTO §

24.193 Acre Tract

Field notes describing a 24.193 acre tract out of Unit 6 of Greentree Village of Waterwood Subdivision, out of the Sallie E. Gibbs Survey, Abstract 418, San Jacinto County, Texas. Said Unit 6 is shown on a plat recorded in Volume 4, Page 37 of the Plat Records of San Jacinto County, Texas. Said Unit 6 is more particularly described as the Fourth property being 204.314 acres and recorded in Volume 214, Page 648 of the Deed Records of San Jacinto County, Texas.

NOTE: All the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection, NAD 27 Datum, Central Zone. All bearings, distances and acreages are grid. The theta correction at a 1/2" iron rod found at the northwest corner of a Waterwood Improvement Association 5.870 acre tract as described in Clerk's File #02-2161, Page 9058 of the Official Public Records of San Jacinto County, Texas is +02°36'51" and the scale factor is 0.999887209. (See Accompanying Plat)

BEGINNING at a 5/8" iron rod with a cap stamped "S&J INC." set for corner in the most southerly west line of a Docter 88.593 acre tract as described in Clerk's File #20196301, Page 31381 of the Official Public Records of San Jacinto County, Texas. Said beginning iron rod bears S 09°34'55" W 1817.43 feet from a 5/8" iron rod with a cap stamped "S & J INC." set at the most northerly northwest corner of said 88.593 acre tract. Said beginning iron rod also bears S 09°34'55" W 50.02 feet from a 5/8" iron rod with a cap stamped "S & J INC." set at the southeast corner of a Stubblefield 23.000 acre tract as described in Clerk's File #2019111358 of the Official Public Records of San Jacinto County, Texas. Said beginning iron rod has a Texas State Plane Coordinate Value of Y: 447,927.18 feet and X: 3,591,211.60 feet.

THENCE N 81°51'25" W along and with the most westerly south line of said 88.593 acre tract at 1650.94 feet pass a 5/8" iron rod with a cap stamped "S&J INC." set for reference in the east right-of-way line of Waterwood Parkway and at a **total distance of 1741.27 feet** a 5/8" iron rod with a cap stamped "S&J INC." set for corner in the centerline of said Parkway. Said Waterwood Parkway was dedicated to the public in Volume 214, Page 610 of the Official Public Records of San Jacinto County, Texas.

THENCE in a southwesterly direction along and with a curve to the right in the centerline of said Waterwood Parkway **249.78 feet** to a 5/8" iron rod with a cap stamped

“S & J INC.” set for corner. Said curve to the right has a radius of 1845.02 feet, a central angle of 07°45’24” and a chord which bears S 17°08’56” W 249.59 feet.

THENCE **S 68°57’23” E 89.91 feet** to a 5/8” iron rod with a cap stamped “S&J INC.” set for corner at the southwest corner of said Unit 6, the southwest corner of said 204.314 acre tract and the northwest corner of a Cowart 401.461 acre tract described in Volume 150, Page 122 of the Official Public Records of San Jacinto County, Texas, at the intersection of the east right-of-way line of said Parkway with the centerline of an unnamed branch.

THENCE along and with the north line of said 401.461 acre tract, the south line of said 204.314 acre tract and the centerline of said Branch with its meanders **generally** as follows:

| | |
|------------|---------|
| N 81°16' E | 27.97' |
| S 40°50' E | 21.31' |
| S 23°02' E | 78.65' |
| N 75°12' E | 84.00' |
| N 83°49' E | 94.60' |
| S 47°27' E | 100.12' |
| S 22°25' E | 148.98' |
| S 36°09' W | 82.54' |
| N 71°25' W | 48.04' |
| S 56°59' W | 22.01' |
| S 04°27' W | 65.85' |
| S 61°33' E | 97.99' |
| S 50°20' E | 27.49' |
| N 83°35' E | 19.81' |
| N 43°45' E | 75.15' |
| N 70°33' E | 107.92' |
| S 70°46' E | 23.76' |
| N 79°53' E | 56.00' |
| S 42°04' E | 35.45' |
| S 51°16' E | 78.51' |
| S 22°03' E | 21.78' |
| S 62°38' E | 50.81' |
| S 07°53' E | 40.08' |
| S 50°01' E | 39.75' |
| S 75°58' E | 43.14' |
| S 15°24' E | 22.88' |
| S 56°52' W | 45.52' |
| S 05°00' W | 36.91' |
| S 61°38' E | 58.94' |
| S 84°55' E | 81.75' |
| S 57°02' E | 22.00' |
| S 04°54' W | 47.48' |
| S 38°16' E | 39.21' |
| N 81°11' E | 92.60' |
| N 71°19' E | 53.99' |
| N 32°13' E | 17.62' |
| N 21°12' W | 46.41' |

N 00°37' E 51.61'
N 29°27' E 29.05'
S 76°34' E 54.20'
N 76°01' E 65.56'
N 18°19' E 27.09'
N 03°01' W 21.95'
N 77°47' E 14.01'
S 66°04' E 83.98'
N 64°25' E 55.20'
S 36°41' E 48.33'
S 08°19' E 24.59'
S 38°07' E 42.20'
S 26°43' W 67.44'
S 34°59' E 147.79'
S 68°07' E 71.78'

to a 5/8" iron rod with a cap stamped "S&J INC." set at the most southerly southwest corner of said 88.593 acre tract.

THENCE N 09°34'55" E along and with the most southerly west line of said 88.593 acre tract **891.25 feet** to the **PLACE OF BEGINNING**, containing **24.193 acres of land**.

I, J. Gilbert Johnston, Registered Professional Land Surveyor Number 2079, in the State of Texas, do hereby certify that the above field notes reflect an actual survey, made by me, or under my supervision, on the ground and according to law.

Given under my hand and seal this 22nd day of January, 2020.



J. Gilbert Johnston
Registered Professional Land Surveyor No. 2079

