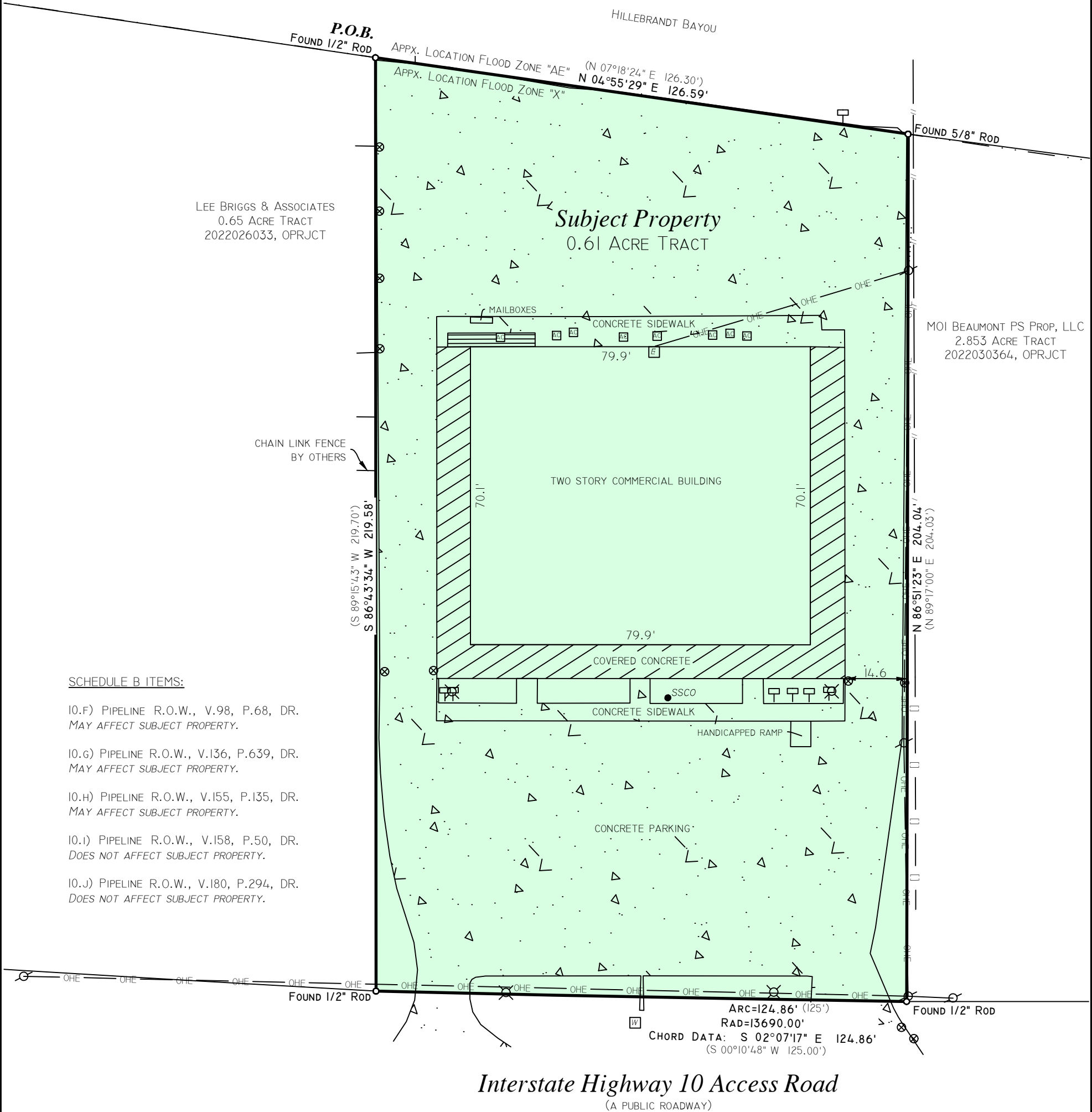




MOI BEAUMONT PS PROP, LLC
2.853 ACRE TRACT
2022030364, OPRJCT

SCHEDULE B ITEMS:

- 10.F) PIPELINE R.O.W., V.98, P.68, DR.
MAY AFFECT SUBJECT PROPERTY.
- 10.G) PIPELINE R.O.W., V.136, P.639, DR.
MAY AFFECT SUBJECT PROPERTY.
- 10.H) PIPELINE R.O.W., V.155, P.135, DR.
MAY AFFECT SUBJECT PROPERTY.
- 10.I) PIPELINE R.O.W., V.158, P.50, DR.
DOES NOT AFFECT SUBJECT PROPERTY.
- 10.J) PIPELINE R.O.W., V.180, P.294, DR.
DOES NOT AFFECT SUBJECT PROPERTY.

GENERAL NOTES:

1. THIS SURVEY WAS COMPLETED TO REFLECT THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON MAY 1, 2025, BEARING G.F. NUMBER SL-015816.
2. ALL BEARINGS ARE GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
3. SUBJECT PROPERTY LOCATED IN FLOOD ZONE: X, COMMUNITY PANEL No. 4854570035C, FIRM DATED: AUGUST 6, 2002.
4. A FIELD NOTE DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

SCALE: 1" = 25'

LEGEND

- (--) = CALLED BEARING, DISTANCE
- ⊗ = LIGHT POLE
- ⊙ = POWER POLE
- = GUY ANCHOR
- ⊞ = ELECTRIC METER
- OHE — OHE — = OVERHEAD ELECTRIC
- ⊞ = WATER METER
- SSCO = SAN. SEW. CLEAN OUT
- // — = WOOD FENCE
- [] — = METAL FENCE
- ⊞ = SIGN
- ⊗ = BOLLARD

I, SCOTT N. BRACKIN, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6650, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY DATED: 5/5/2025

THE SUBJECT TRACT BEING LOCATED AT: 1310 IH-10 SOUTH, BEAUMONT, TEXAS 77707

AND BEING DESCRIBED AS: A 0.61 ACRE TRACT BEING PART OF LOT "D", BLOCK 36, CARTWRIGHT AND ROBERTS SUBDIVISION "A", RECORDED IN VOLUME: 7 PAGE: 91 OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS AND BEING THAT SAME CALLED 0.6084 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO ROBERT OLDER ENTERPRISES, LLC, RECORDED IN COUNTY CLERK'S FILE No.: 2019000623 OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, TEXAS.

Access
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WWW.ACCESS-SURVEYORS.COM \$ RPLS5163@AOL.COM



Scott N. Brackin
SCOTT N. BRACKIN
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6650