

SURVEY PLAT SHOWING

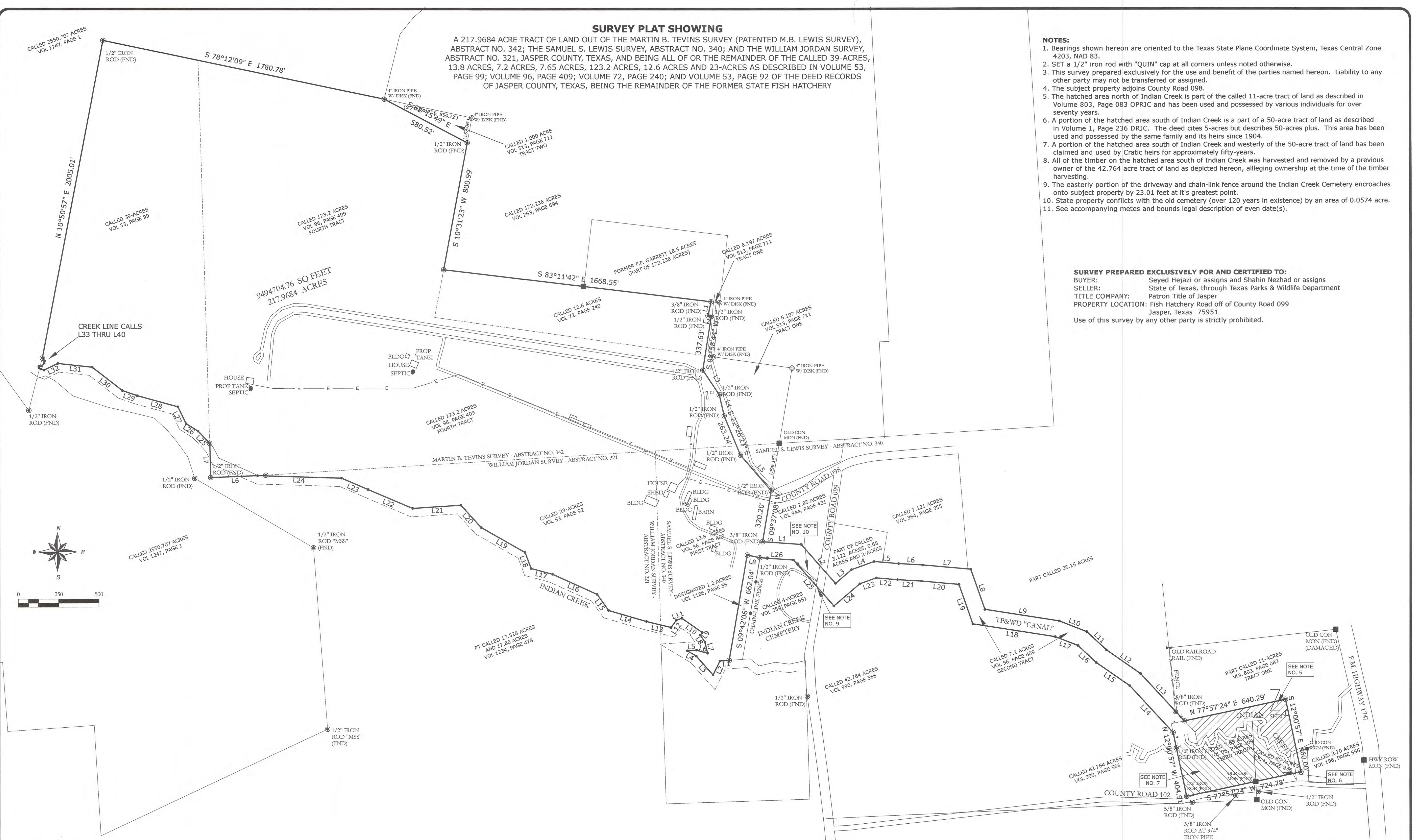
A 217.9684 ACRE TRACT OF LAND OUT OF THE MARTIN B. TEVINS SURVEY (PATENTED M.B. LEWIS SURVEY), ABSTRACT NO. 342; THE SAMUEL S. LEWIS SURVEY, ABSTRACT NO. 340; AND THE WILLIAM JORDAN SURVEY, ABSTRACT NO. 321, JASPER COUNTY, TEXAS, AND BEING ALL OF OR THE REMAINDER OF THE CALLED 39-ACRES, 13.8 ACRES, 7.2 ACRES, 7.65 ACRES, 123.2 ACRES, 12.6 ACRES AND 23-ACRES AS DESCRIBED IN VOLUME 53, PAGE 99; VOLUME 96, PAGE 409; VOLUME 72, PAGE 240; AND VOLUME 53, PAGE 92 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, BEING THE REMAINDER OF THE FORMER STATE FISH HATCHERY

NOTES:

1. Bearings shown hereon are oriented to the Texas State Plane Coordinate System, Texas Central Zone 4203, NAD 83.
2. SET a 1/2" iron rod with "QUIN" cap at all corners unless noted otherwise.
3. This survey prepared exclusively for the use and benefit of the parties named hereon. Liability to any other party may not be transferred or assigned.
4. The subject property adjoins County Road 098.
5. The hatched area north of Indian Creek is part of the called 11-acre tract of land as described in Volume 803, Page 083 OPRJC and has been used and possessed by various individuals for over seventy years.
6. A portion of the hatched area south of Indian Creek is a part of a 50-acre tract of land as described in Volume 1, Page 236 DRJC. The deed cites 5-acres but describes 50-acres plus. This area has been used and possessed by the same family and its heirs since 1904.
7. A portion of the hatched area south of Indian Creek and westerly of the 50-acre tract of land has been claimed and used by Cratic heirs for approximately fifty-years.
8. All of the timber on the hatched area south of Indian Creek was harvested and removed by a previous owner of the 42.764 acre tract of land as depicted hereon, alleging ownership at the time of the timber harvesting.
9. The easterly portion of the driveway and chain-link fence around the Indian Creek Cemetery encroaches onto subject property by 23.01 feet at it's greatest point.
10. State property conflicts with the old cemetery (over 120 years in existence) by an area of 0.0574 acre.
11. See accompanying metes and bounds legal description of even date(s).

SURVEY PREPARED EXCLUSIVELY FOR AND CERTIFIED TO:

BUYER: Seyed Hejazi or assigns and Shahin Nezhad or assigns
SELLER: State of Texas, through Texas Parks & Wildlife Department
TITLE COMPANY: Patron Title of Jasper
PROPERTY LOCATION: Fish Hatchery Road off of County Road 099
Jasper, Texas 75951
Use of this survey by any other party is strictly prohibited.



I, E. Lequin Hilderbrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plat accurately represents a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge. This document is null and void without original of electronic signature and seal.

E Lequin Hilderbrand RPLS No. 4922
Surveyed January 21 - April 4, 2022; FINAL SURVEY August 22, 2023
JC 340 (342-321) - Hejazi-Nezhad (TP&WD) - 217.9684 Acres (State Fish Hatchery)



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