



SCHEDULE B EXCEPTIONS FROM COVERAGE

IN ADDITION TO THE EXCLUSIONS AND CONDITIONS AND STIPULATIONS, YOUR POLICY WILL NOT COVER LOSS, COSTS, ATTORNEY'S FEES, AND EXPENSES RESULTING FROM:

- 1. THE FOLLOWING RESTRICTIVE GOVERNMENTS OR REGULATIONS...
2. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES...
3. HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS...
4. ANY TITLES OR RIGHTS ASSERTED BY ANYONE...
5. STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY...
6. THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST...
7. MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION WITH PLANNED CONSTRUCTION...
8. LIENS AND LEASES THAT AFFECT THE TITLE TO THE LAND...
9. THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEDULE B...
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS...
a. RIGHTS OF PARTIES IN POSSESSION...
b. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS...
c. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS...
d. RIGHT OF WAY/EASEMENT TO ONE GULF GAS COMPANY...
e. RIGHT OF WAY/EASEMENT TO ONE GULF GAS COMPANY...

LINE TABLE
NUMBER DIRECTION LENGTH
L1 S03°38'26"E 50.00'
L2 N87°34'54"E 50.00'

LEGEND

- R PARENT TRACT PROPERTY LINE
A ADJOINER TRACT
~ APPROXIMATE SURVEY LINE
X BARBED WIRE FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND PIPELINE
+ EDGE OF DIRT/GRAVEL ROAD
- EASEMENT LINE
- FLOOD ZONE LINE
● IRON ROD/REBAR FOUND (AS NOTED)
○ IRON PIPE FOUND (AS NOTED)
○ GALVANIZED BOLT FOUND
○ UTILITY POLE
○ GUY ANCHOR
○ FENCE POST
○ CROSETTE FENCE POST
○ GAS MARKER POST
○ GAS VALVE
○ SIGN
○ CABLE PEDESTAL
○ ESMT
○ BLDG
○ BUILDING
○ P.O.B.
○ RECORDED
○ DEED RECORDS OF ANGELINA COUNTY, TEXAS
○ OFFICIAL RECORDS OF ANGELINA COUNTY, TEXAS
○ OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS

GENERAL NOTES:

- 1. BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 (2011), CENTRAL ZONE (4203), ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID.
2. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE GUARANTY COMPANY.
3. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48060Z02, DATED JULY 28, 2003, AND AN ISSUE DATE OF AUGUST 10, 2003, THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
4. THIS TRACT HAS ACCESS TO COUNTY ROAD 127, ALSO KNOWN AS LIGHTFOOT ROAD, AT THE TIME OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, CULLEN D. WEISHUHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING WITH THE TEXAS SURVEYORS ASSOCIATION.

CULLEN D. WEISHUHN
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6850 - STATE OF TEXAS
10/10/2023



WATBRIDGE TEXAS HOLDING, LLC
ALTA/NPS TITLE SURVEY
WATBRIDGE TEXAS HOLDING, LLC
99.12 ACRES (4,317,554.36 SQ. FT.)
ANGELINA COUNTY, TEXAS

