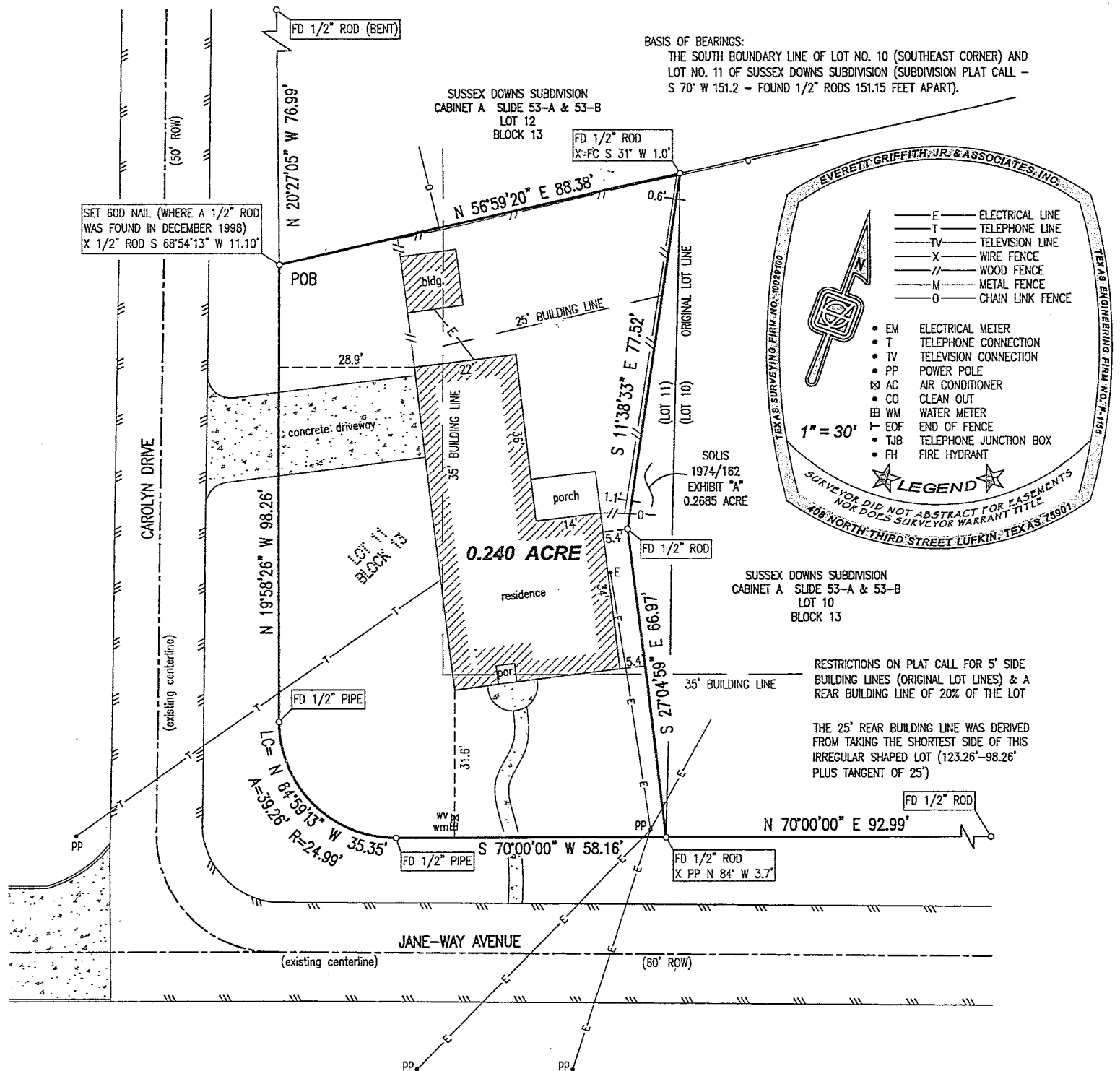




I, Michael G. Parker, Registered Professional Land Surveyor, do hereby certify that the attached plat is a true and correct plat showing all that certain tract of land described as follows, to-wit:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.L. QUINALTY SURVEY, ABSTRACT NO. 40 and being a part or portion of Lot No. 11 of Block No. 13 of SUSSEX DOWNS SUBDIVISION, a subdivision in the City of Lufkin as recorded in Cabinet A on Slide 53-A & 53-B of the Map and Plat Records of Angelina County, Texas, (and being all of that certain 0.240 acre tract described in a deed from Sheila Renee Trawick, et al to Othniel Investments, LLC dated August 30, 2022 and recorded in Instrument No. 2022-00425783 of the Deed Records of Angelina County, Texas) to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to Lot No. 11 and the Southwest corner of Lot No. 12 of the aforesaid referred to Block No. 13, a 60d nail set for corner (where a 1/2" rod was found in December 1998) in the East right-of-way line of Carolyn Drive (50 feet wide right-of-way), said 60d nail witnessed by a 1/2" rod bearing S 68° 54' 13" W 11.10 feet;

THENCE N 56° 59' 20" E with the North boundary line of the said Lot No. 11 and with the South boundary line of the said Lot No. 12, at 88.38 feet the Northeast corner of the said Lot No. 11, the Northwest corner of Lot No. 10 of the aforesaid Block No. 13, and the Northwest corner of that certain 0.2685 acre tract described in a deed from James C. Lacombe, Jr., et ux to Alejandro Solis, et al dated May 6, 2004 and recorded in Volume 1974 on Page 162 of the Deed Records of Angelina County, Texas, ½" rod found for corner witnessed by a fence corner bearing S 31° W 1.0' feet;

THENCE two calls with East boundary line of the aforesaid referred to 0.240 acre tract, the West boundary line of the said 0.2685 acre tract, and severing the said Lot No. 11 as follows:

- (1) S 11° 38' 33" E 77.52 feet, a ½" rod found for corner;
- (2) S 27° 04' 59" E, at 66.97 feet the Southeast corner of the said 0.240 acre tract and the Southwest corner of the said Norton 0.2685 acre tract, a ½" rod found for corner in the South boundary line of the aforesaid Lot No. 11 and the North right-of-way line of Jane-Way Avenue (60 feet wide right-of-way), said rod witnessed by a ½" rod found for the Southeast corner of the aforesaid Lot No. 10 and the Southeast corner of the said 0.2685 acre tract bearing N 70° 00' 00" E 92.99 feet and a power pole bearing N 84° W 3.7 feet;

THENCE S 70° 00' 00" W with the South boundary line of the said Lot No. 11 and the North right-of-way line of the said Jane-Way Avenue, at 58.16 feet the beginning of a 229° 16' 30" curve to the right, a ½" pipe found for corner;

THENCE Northwesterly with the said curve (Central Angle = 90° 01' 34" Radius = 24.99 feet with Long Chord Bearing and Distance = N 64° 59' 13" W 35.35 feet) with the boundary line of the said Lot No. 11 and the right-of-way line of the said Jane-Way Avenue and the aforesaid Carolyn Drive, at 39.26 feet the end of said curve, a ½" pipe found for corner;

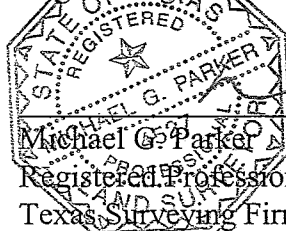
THENCE N 19° 58' 26" W with the West boundary line of the said Lot No. 11 and the East right-of-way line of the said Carolyn Drive, at 98.26 feet the point and place of beginning and containing 0.240 acre of land, more or less.

Basis of Bearings: The South boundary line of the said Lot No. 10 (Southeast corner) and Lot No. 11 (sub. plat call - S 70° W 151.2 - found ½" rods 151.15 feet apart).

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.

Engineering and Surveying



(Signature in blue ink)

Registered Professional Land Surveyor No. 4527

Texas Surveying Firm No. 10029100

408 North Third Street

Lufkin, Texas 75901

(409) 634-5528

November 15, 2022