

VICINITY MAP  
NOT TO SCALE

- NOTES:
1. Basis of bearings referenced to the Texas State Plane Coordinate System, South Central Zone, with a combine scale factor of 0.99991129 and a convergence angle of 1.31361667. All distances are surface distances.
  2. According to the National Flood Insurance Program, flood insurance rate map number 48239C0500D, effective date: September 17, 2014 the subject property lies in "Zone X", area of minimal flood hazard.
  3. The use of the word "certify" or certificate used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty of guarantee, either expressed or implied.

LEGAL DESCRIPTION OF LAND:  
Being a tract of land situated in the Patrick Green League, Abstract No. 25, Jackson County, Texas and being all of Lots 60,61,62 and a portion on Lot 63, Block 3, Schwind & Maher's Addition to Francilas Farms, as shown on plat thereof and recorded in Slide 6A, Plat Records, Jackson County, Texas, (PRJCT) and being more particularly described by metes and bounds as follows:

**Commencing** at a 5/8 inch capped iron rod marked "G&W ENG" found for the North corner of Lot 50, of said Block 3 and being in common with the East corner of Lot 49, of said Block 3, also, being in the southwest right of way line of County Road No. 463 ( a 40 foot right of way ), from which a 5/8 inch capped iron rod marked "G&W ENG" found for the North corner of Lot 48, of said Block 3 bears North 46°35'19" West, a distance of 342.39 feet;

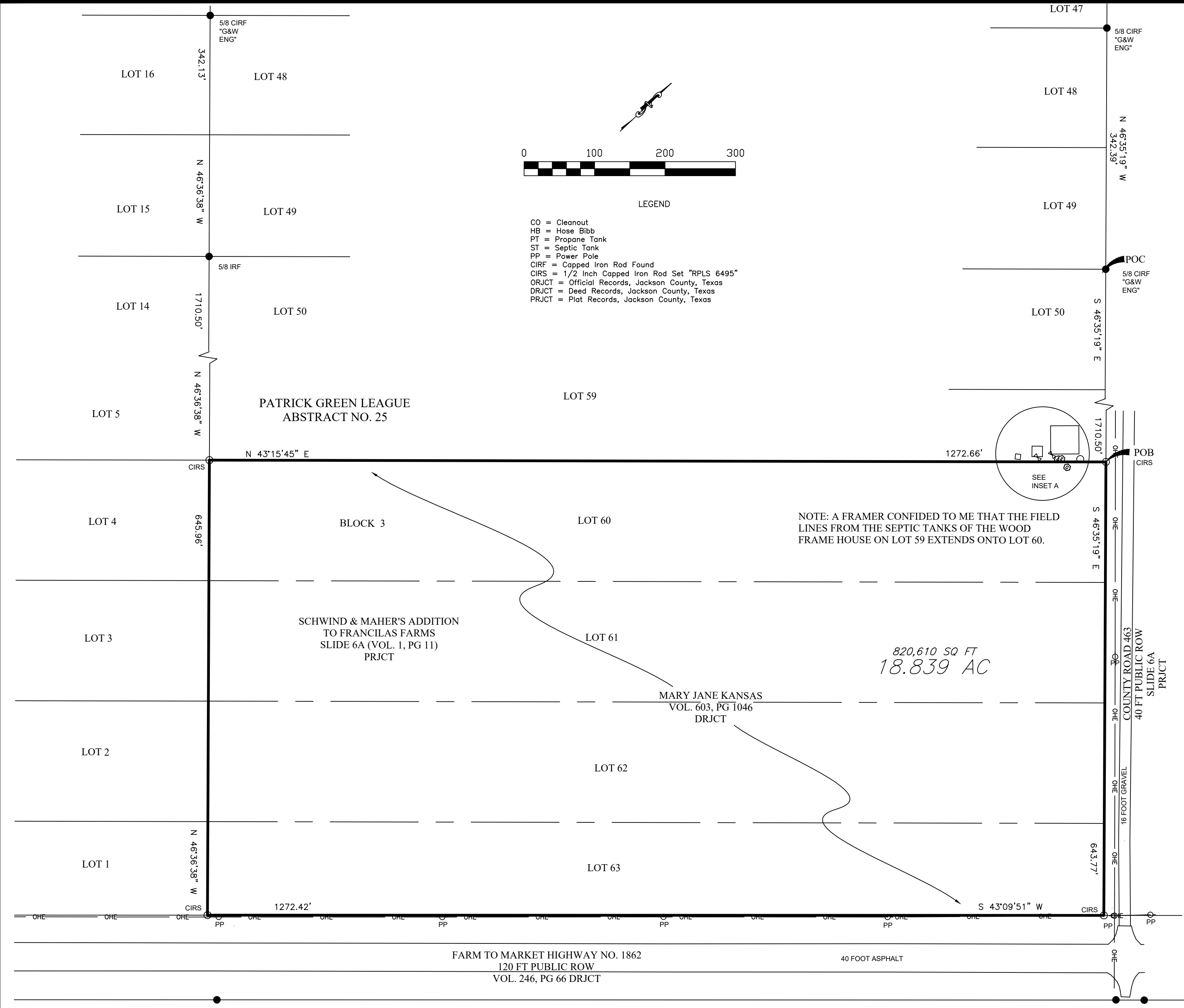
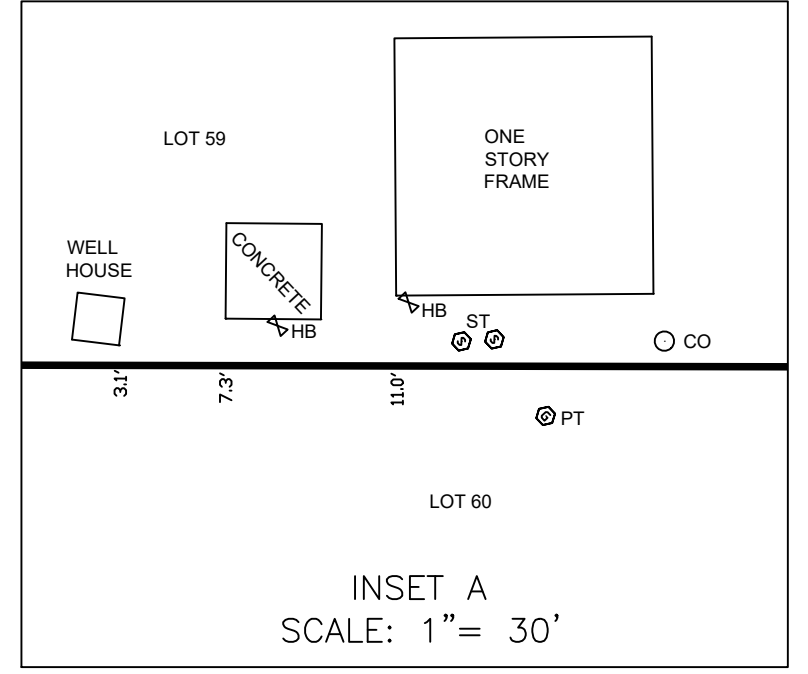
Thence South 46°35'19" East, with the northeast line of the aforesaid Block 3 and being in common with the southwest right of way line of the said County Road No. 463, a distance of 1710.50 feet to a 1/2 inch capped iron rod marked "RPLS 6495" set (CIRS) for the east corner of Lot 59, of the aforesaid Block 3 and being in common with the North corner of the said Lot 60, also, being the **Point of Beginning**;

Thence South 46°35'19" East, with the northeast line of the said Lots 60,61,62 and 63, and being in common with the southwest right of way line of the said County Road No. 463, a distance of 643.77 feet to a (CIRS) at the intersection of the southwest right of way line of the said County Road No. 463 and the northwest right of way line of Farm to Market Highway No. 1862 ( a 120 foot right of way );

Thence South 43°09'51" West, over and across the said Lot 63 and being in common with the northwest right of way line of the said Farm to Market Highway No. 1862, a distance of 1272.42 feet to a (CIRS) in the southwest line of the said Lot 63 and being in the northeast line of Lot 1, of the aforementioned Block 3;

Thence North 46°36'38" West, with the southwest line of the said Lots 63,62,61 and 60 and being in common with the northeast line of Lots 1,2,3 and 4, of the said Block 3, a distance of 645.96 feet to a (CIRS) for the West corner of the said Lot 60, being in common with the North corner of the said Lot 4, and the East corner of Lot 5, of the said Block 3, also, being in the south corner of the said Lot 59, from which a 5/8 inch iron rod found for the South corner of the said Lot 49 bears North 46°36'38" West, a distance of 1710.50 feet;

Thence North 43°15'45" East, with the northwest line of the said Lot 60 and being in common with the southeast line of the said Lot 59, a distance of 1272.66 feet to the **Point of Beginning** and containing 820,610 square feet or 18.839 acres of land.



- LEGEND
- CO = Cleanout
  - HB = Hose Bibb
  - PT = Propane Tank
  - ST = Septic Tank
  - PP = Power Pole
  - CIRF = Capped Iron Rod Found
  - CIRS = 1/2 Inch Capped Iron Rod Set "RPLS 6495"
  - ORJCT = Official Records, Jackson County, Texas
  - DRJCT = Deed Records, Jackson County, Texas
  - PRJCT = Plat Records, Jackson County, Texas

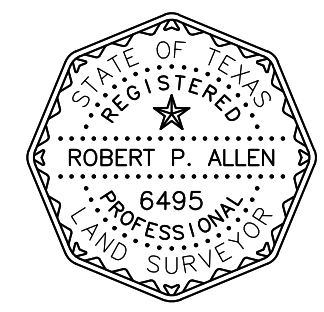
NOTE: A FRAMER CONFIDED TO ME THAT THE FIELD LINES FROM THE SEPTIC TANKS OF THE WOOD FRAME HOUSE ON LOT 59 EXTENDS ONTO LOT 60.

820,610 SQ FT  
18.839 AC

Buyer: WinnCo Investments LLC and/or Assigns  
Seller: Jacob Kansas et al  
Address: County Road 463

CERTIFICATION:  
I, ROBERT P. ALLEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO WinnCo Investments LLC, THAT THIS SURVEY SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION ON December 5, 2024 AND THAT ALL CORNERS ARE AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

**ROBERT ALLEN**  
ROBERT P. ALLEN  
R.P.L.S. No. 6495  
12-10-2024



TITLE COMMITMENT:  
This survey was prepared with the benefit of a current title commitment issued by National Investors Title Insurance Company, GF Number 2427375-NBF, issued October 14, 2024 and having an effective date of September 13, 2024, and was relied upon for matters of record as listed below:

- Schedule B(10):
- Any and all easements, restrictions and/or setback lines as shown in Volume 1, Page 11, Plat Records of Jackson County, Texas. Does affect subject tract as shown.
  - Easement and/or Right of way dated July 17, 1961, from Kate Hurta et al to Valley Pipe Line Inc., recorded in Volume 329, Page 485, of the Deed Records of Jackson County, Texas. Does not affect the subject tract.

TSPS LAND TITLE SURVEY  
LOTS 60-63, BLOCK 3  
SCHWIND AND MAHER'S TO  
FRANCITAS FARMS ADDITION  
PATRICK GREEN LEAGUE,  
ABSTRACT NUMBER 25,  
JACKSON COUNTY, TEXAS

ALLEN LAND SURVEYING, LLC  
OFFICE: 979-616-0081  
CELL: 903-594-9004  
EMAIL: ALLENLANDSURVEYING@CLOUD.COM  
P.O. BOX F, EL CAMPO, TEXAS 77437  
TBPELS Firm No. 10194839