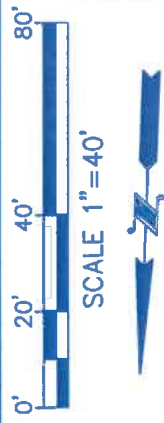


LAND TITLE SURVEY



LOT 221

LOT 223

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"
FND 1-1/2" I.P.
(N19°54'E 2.0')

S 02°11'27" E 135.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"
FND 1/2" I.R.
(N36°10'E 1.4')

5' U.E.

N 87°46'11" E 280.76'
(CALLED 281.00')

LOT 227

(VACANT)

LOT 226

1.0143 ACRES
(42,947 SQ.FT.)

S 87°48'33" W 355.99'
(CALLED 355.86')

LOT 225

82° 10' 10"
109'

FND 1/2" I.R.
(B)

185.80'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"
FND 1-1/2" I.P.

76' B.L.

SOUTH PLUM CREEK DRIVE
(60' R.O.W.)
N 26°58'07" E 154.37'

FND 1-1/2" I.P.

73.08'

SPRING CREEK DRIVE
(60' R.O.W.)
FND 1/2" I.R.
P.I.
(A)

LEGEND

	BRICK		FENCE
	COVERED AREA		WIRE
	CONCRETE		POWER POLE
	GRAVEL		TELEPHONE PEDESTAL
	BL		ADJACENT STRUCTURE
	B.L.		BUILDING LINE
	U.E.		UTILITY EASEMENT

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 9, 2025, UNDER G.F. NO. 2866251.

LEGAL DESCRIPTION: LOT 226, OF SPRING HILLS SECTION 2, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 5, PAGE 429, OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: CHRIS BUYS HOUSES, LLC

ADDRESS: 28906 SOUTH PLUM CREEK DRIVE
TITLE COMPANY:



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 17, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CATEGORY II SURVEY AND THAT THERE ARE NO UNDISCOVERED ENCUMBRANCES OR INTERFERENCES EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
R.L.S. 4148



G.F. # 2866251

ISSUE DATE: JULY 9, 2025

281-771-3800

www.survey1inc.com

survey1@survey1inc.com

Firm Registration No. 100759-00

P.O. Box 2543 | Alvin, TX 77512

DRAPTER: MH

FINAL CHECK: EF

TECH: MA

DATE: JUL 22, 2025

Survey 1, Inc.
Your Land Survey Company

(281)363-1382 | Fax(281)393-1383

FIELD CREW: BM

JOB# 7-154127-25