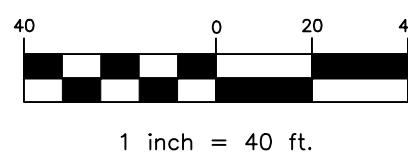


GRAPHIC SCALE



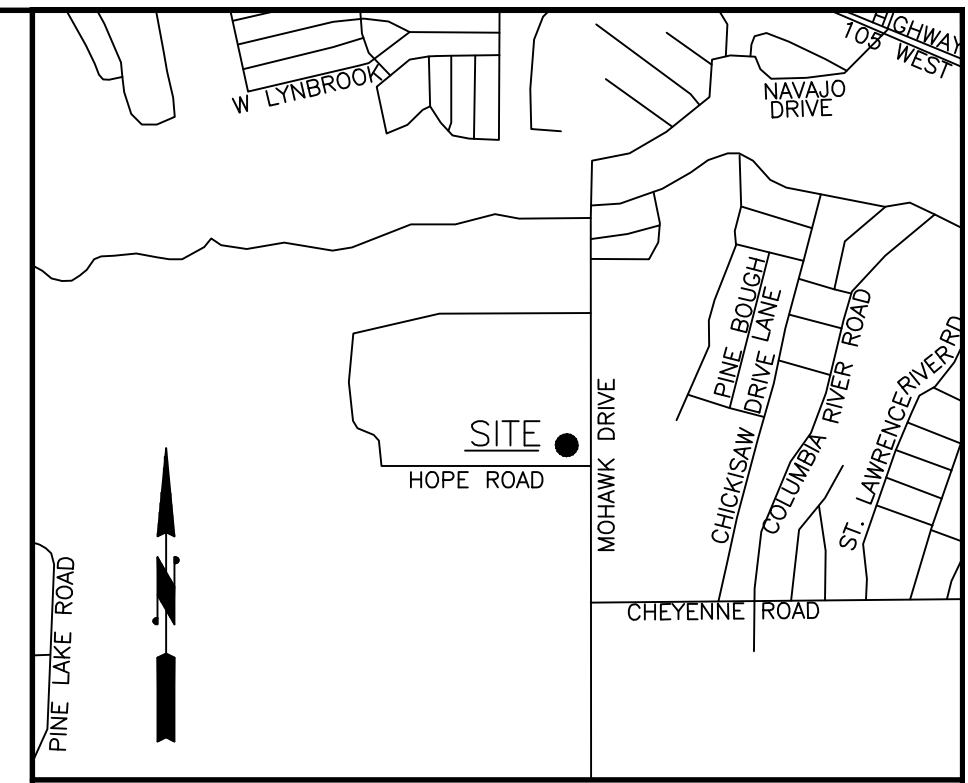
SCHEDULE B:

F. Electric Transmission Easement as granted to Gulf States Utilities Company by instrument recorded in Volume 465, Page 171, Deed Records, Montgomery County, Texas. (SHOWN HEREON)

G. Terms and conditions of the Easement Agreement for Access dated 2-4-2015 and recorded in Document No. 2015012004, Official Public Records, Montgomery County, Texas. (SHOWN HEREON)

H. 50' Building Setback Line along the west property line as set out in Restrictions recorded in Document No. 2015012005, Official Public Records, Montgomery County, Texas. (SHOWN HEREON)

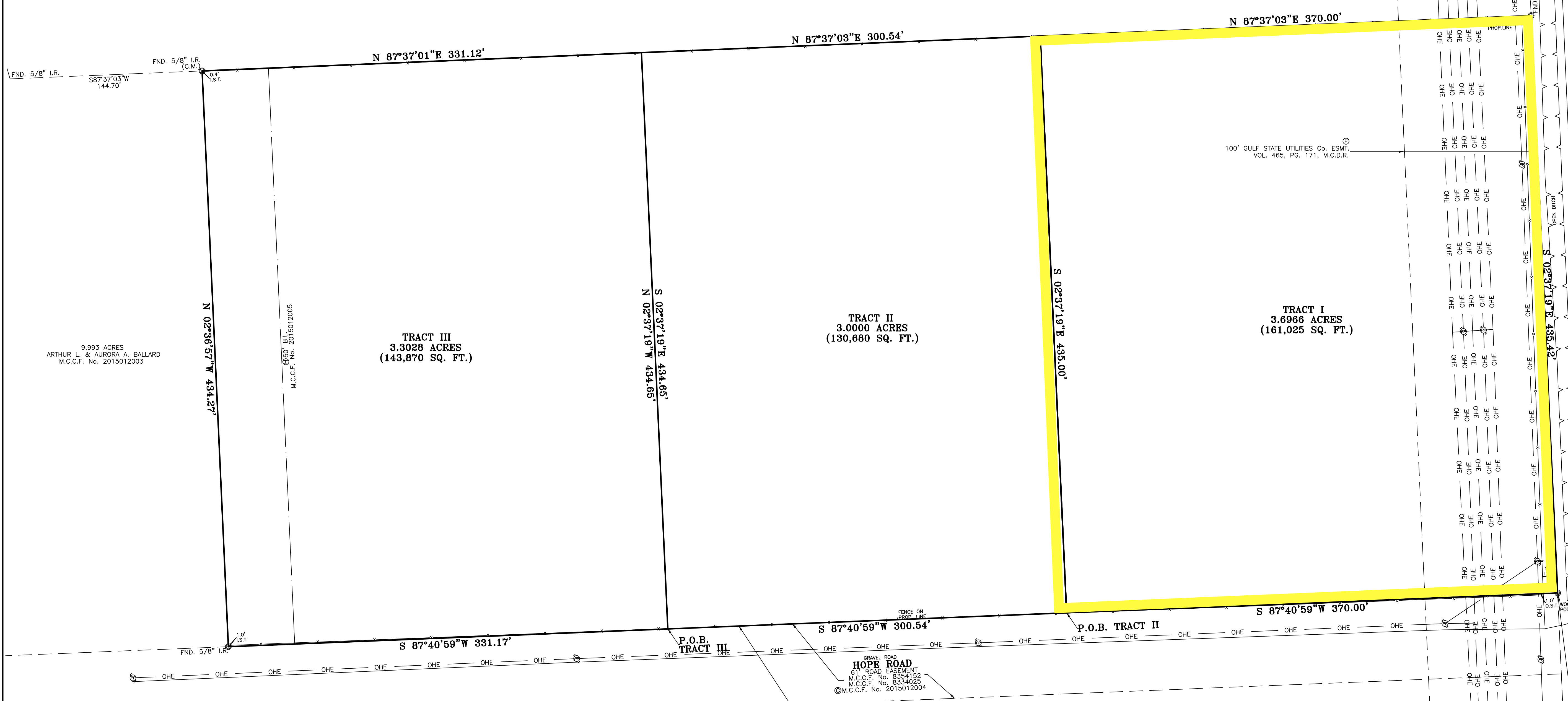
12.317 ACRES
EJ REGWAN
M.C.C.F. No. 2020011453



VICINITY MAP NOT TO SCALE

NOTES:

1. This survey reflects boundary and easement information as per a commitment for title insurance issued by Chicago Title Insurance Company, G.F. Number WL-7214, effective date of February 14, 2023, issue date of February 24, 2023; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
2. This tract lies in Zone "X" (Unshaded), areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48339C03756, effective date: August 18, 2014.
3. Bearings shown hereon are based on the Texas Coordinate System, Central Zone, NAD 83.
4. Mineral Rights and/or Lease Rights are not surveyed related and therefore not a part of this survey.
5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
6. At the time of this survey all visible improvements and utilities were located and shown hereon.
7. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.
8. The address is 1000 Mohawk Drive, Montgomery, Texas 77316.



9.993 ACRES
ARTHUR L. & AURORA A. BALLARD
M.C.C.F. No. 2015012003

TRACT III
3.3028 ACRES
(143,870 SQ. FT.)

TRACT II
3.0000 ACRES
(130,680 SQ. FT.)

TRACT I
3.6966 ACRES
(161,025 SQ. FT.)

3.89 ACRES
DOUG AND KELLEY HAIL
M.C.C.F. No. 2000033726

0.2755 ACRE
KELLEY T. & RODDY D. HAIL
M.C.C.F. No. 2000043727

PEACE PIPE TRAIL
(60' R.O.W.)
VOL. 7, PG. 199, M.C.M.R.

P.O.B. TRACT I
P.O.C. TRACTS II & III
FND. 1" I.P.
(C.M.)

HOPE ROAD
61' ROAD EASEMENT
M.C.C.F. No. 8354152
M.C.C.F. No. 8334025
©M.C.C.F. No. 2015012004

REMAINDER OF 12.2614 ACRES
ARTHUR L. & AURORA A. BALLARD
M.C.C.F. No. 9659261

ABBREVIATIONS LEGEND

- A ABSTRACT
- B.L. BUILDING LINE
- I.S.T. INSIDE SUBJECT TRACT
- O.S.T. OUTSIDE SUBJECT TRACT
- C.M. CONTROL MONUMENT
- ESMT. EASEMENT
- FND FOUND
- M.C.C.F. No. MONTGOMERY COUNTY CLERK'S FILE NUMBER
- P.T.P. PINCHED TOP PIPE
- I.R. IRON ROD
- I.P. IRON PIPE
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET

SYMBOLS LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- TELEPHONE PEDESTAL
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- TOP OF BANK

To: Lawrence Douglas Wilkerson, Donald Frederick Adkins, Urs, Brandi Sue Adkins and Chicago Title Insurance Company.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.

The fieldwork was completed on March 25, 2023.



Daniel Villa, Jr., PE, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6751
Date of Plat or Map: March 27, 2023

NO.	DATE	DESCRIPTION
		BOUNDARY & IMPROVEMENT OF TRACT I: 3.6966 ACRES, TRACT II: 3.0000 ACRES, & TRACT III: 3.3028 ACRES BEING ALL OF 9.999 ACRE TRACT M.C.C.F. No. 2017071243 LOCATED IN THE WILLIAM ATKINS SURVEY, A-3 MONTGOMERY COUNTY, TEXAS
SCALE: 1"=40'	PROJECT NO. 23-0281	DRAWN BY: JAC
DATE: 3-27-23	KEY MAP:	CHECKED BY: CEG

DVJ
CIVIL ENGINEERING & LAND SURVEYING

TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517