



TITLE COMPANY:



346-686-0100

G.F. #: 25-RR-2043

ISSUE DATE: SEPTEMBER 18, 2025

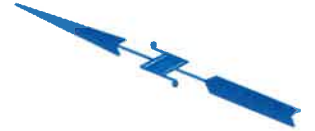


LINE	BEARING	DISTANCE
L1	S 21°38'59" E	6.42'
L2	N 68°21'01" E	19.25'
L3	N 21°38'59" W	7.00'

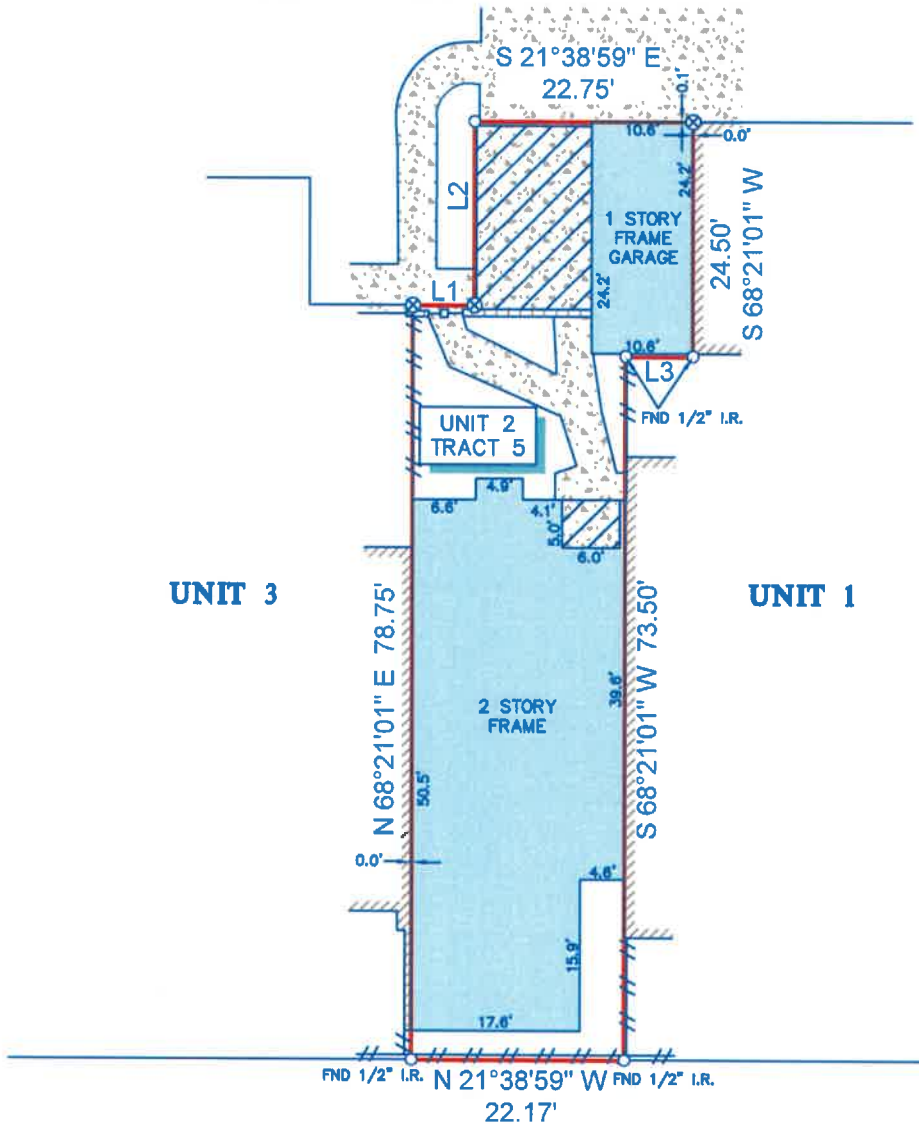
LAND TITLE SURVEY



SCALE 1"=20'



COMMON AREA



COMMON AREA

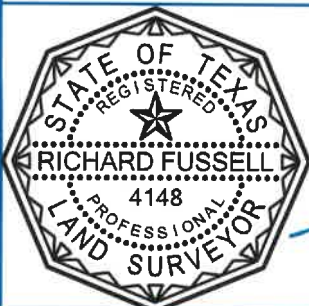
NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW.
- 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 SEPTEMBER 18, 2025, UNDER G.F. NO. 25-RR-2043.
- INGRESS/EGRESS EASEMENT AS SET FORTH IN VOL. 843, PG. 313 (DOES NOT APPLY TO SUBJECT PROPERTY).
- EASEMENTS AS SET FORTH IN VOL. 841, PG. 297.
- PATHWAY EASEMENT AS SET FORTH IN C.F. NO. 8114648; CORRECTED IN C.F. NO. 8119105.
- COMMON AREA EASEMENT AS SET FORTH IN C.F. NO. 2006090048.

LEGEND

CONCRETE	FENCE
COVERED AREA	WOOD
FND "x" IN CONC.	METAL
	BRICK WALL
	ADJOINING STRUCTURE

LEGAL DESCRIPTION: UNIT 2, TRACT 5, OF THE WOODLANDS SETTLERS CORNER, SECTION TWO, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET A, SEHET 179-A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



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 SEPTEMBER 18, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
 RICHARD FUSSELL
 RPLS # 4148

CLIENT:
 HOLLUS ANSON HOMES, LLC
 ADDRESS:
 2329 WEST SETTLERS WAY

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Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JO	TECH: SF
DRAFTER: MH	FINAL CHECK: EF
DATE: SEP. 22, 2025	
JOB# 9-157575-25	