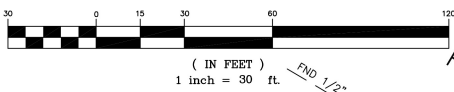


GRAPHIC SCALE



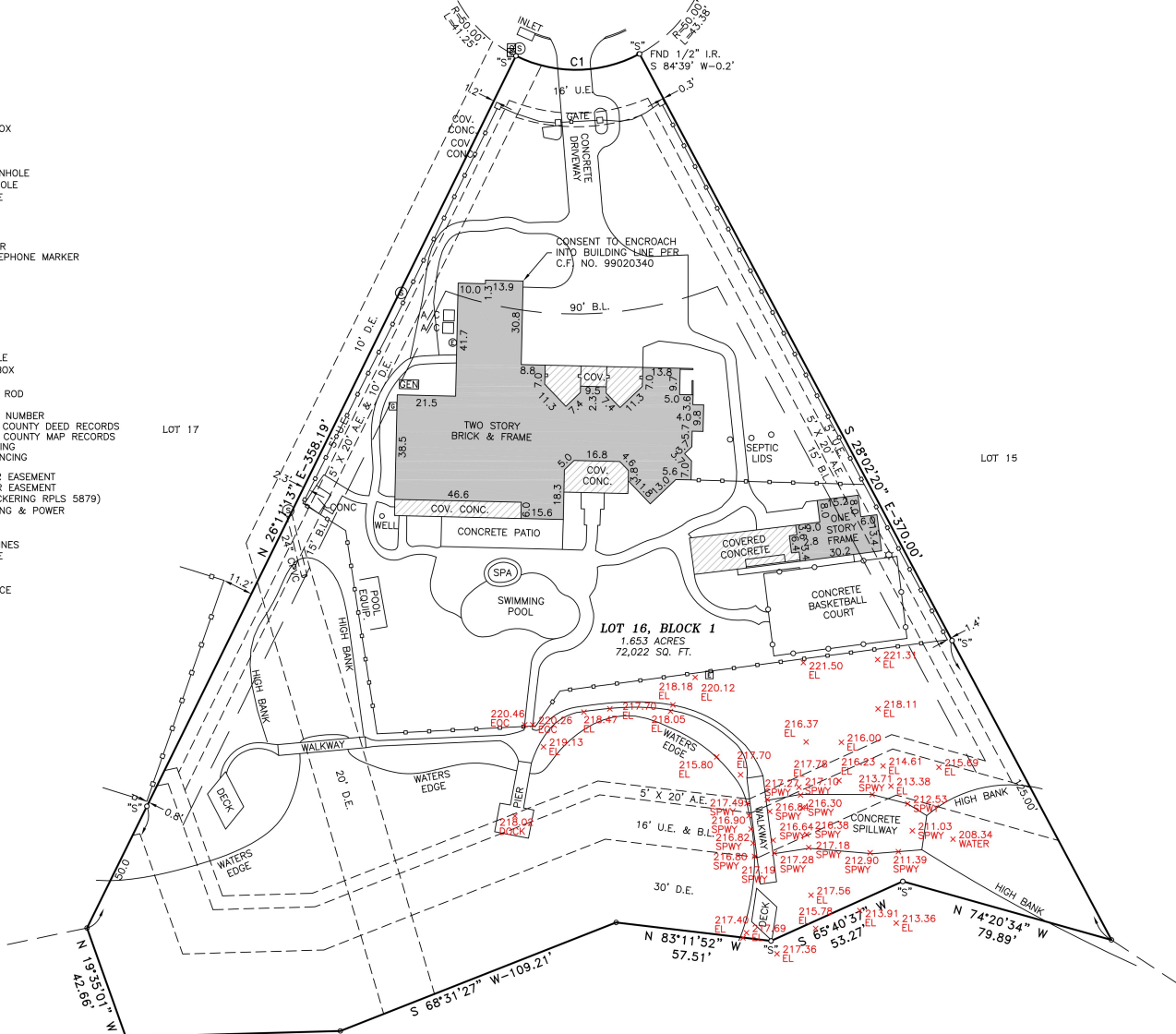
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	50.00'	54°13'29"	47.32'	N 89°04'13" E	45.57'

PALM BEACH BOULEVARD
(60' P.U.E., STM. S.E. & PRIVATE R.O.W.)

LEGEND:

- - ELECTRIC BOX
- - TELEPHONE BOX
- - CABLE TELEVISION BOX
- - GAS METER
- - WATER METER
- ⊙ - LIGHT POLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - STORM SEWER MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - SAMPLE WELL
- - DRAINAGE INLET
- △ - FIBEROPTICS MARKER
- △ - UNDERGROUND TELEPHONE MARKER
- △ - GAS MARKER
- △ - PIPELINE MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - MONITORING WELL
- ⊙ - UTILITY POLE
- ⊙ - ELECTRIC METER
- ⊙ - TRAFFIC SIGNAL POLE
- ⊙ - TRAFFIC CONTROL BOX
- ⊙ - BENCHMARK
- ⊙ - FOUND 5/8" IRON ROD
- F.C. - FILM CODE
- C.F. NO. - CLERK'S FILE NUMBER
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- "S" - SET 5/8" CIR (PICKERING RPLS 5879)
- HL&P - HOUSTON LIGHTING & POWER
- ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P - OVERHEAD UTILITY LINES
- X - BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE



SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY OF NO. 2637150-13571, EFFECTIVE DATE MAY 19, 2021.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4833902000, EFFECTIVE DATE 08-18-14. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS LLC, IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.
7. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

STARFIELD2016 GROUP LLC
CALLED 11.5809 ACRES
C.F. NO. 2016027212

SCHEDULE "B" ITEMS

- 10h. EASEMENT TO SAN JACINTO RIVER AUTHORITY RECORDED IN VOLUME 695, PAGE 40 AND VOLUME 770, PAGE 905 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. (DOES NOT AFFECT)
- 10i. UTILITY EASEMENT TO TACHUS INFRASTRUCTURE, LLC RECORDED UNDER CLERK'S NO. 2019106662, OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. (UNABLE TO DETERMINE, BLANKET IN NATURE)

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 14TH DAY OF AUGUST, 2023

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



SCALE: 1"=30' DATE: 06-01-21

REVISION: UPDATE/ADD TOPO 08-09-23

BOOK : N/A

DRAWN BY: R.D.P.

APPROVED BY: R.D.P.

PROJECT NO.: 70082-21

DEBORAH BROWN AND D. KENT BROWN

PURCHASER: DEBORAH BROWN AND D. KENT. BROWN
LENDER: N/A
PROPERTY ADDRESS: 18703 PALM BEACH BOULEVARD
MONTGOMERY, TEXAS 77356

BOUNDARY AND IMPROVEMENT SURVEY

LOT 16, BLOCK 1, OF PALM BEACH ESTATES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET K, SHEET 184 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

T.B.P.E.L.S. Firm Registration No. 10165200
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