

LAND TITLE SURVEY

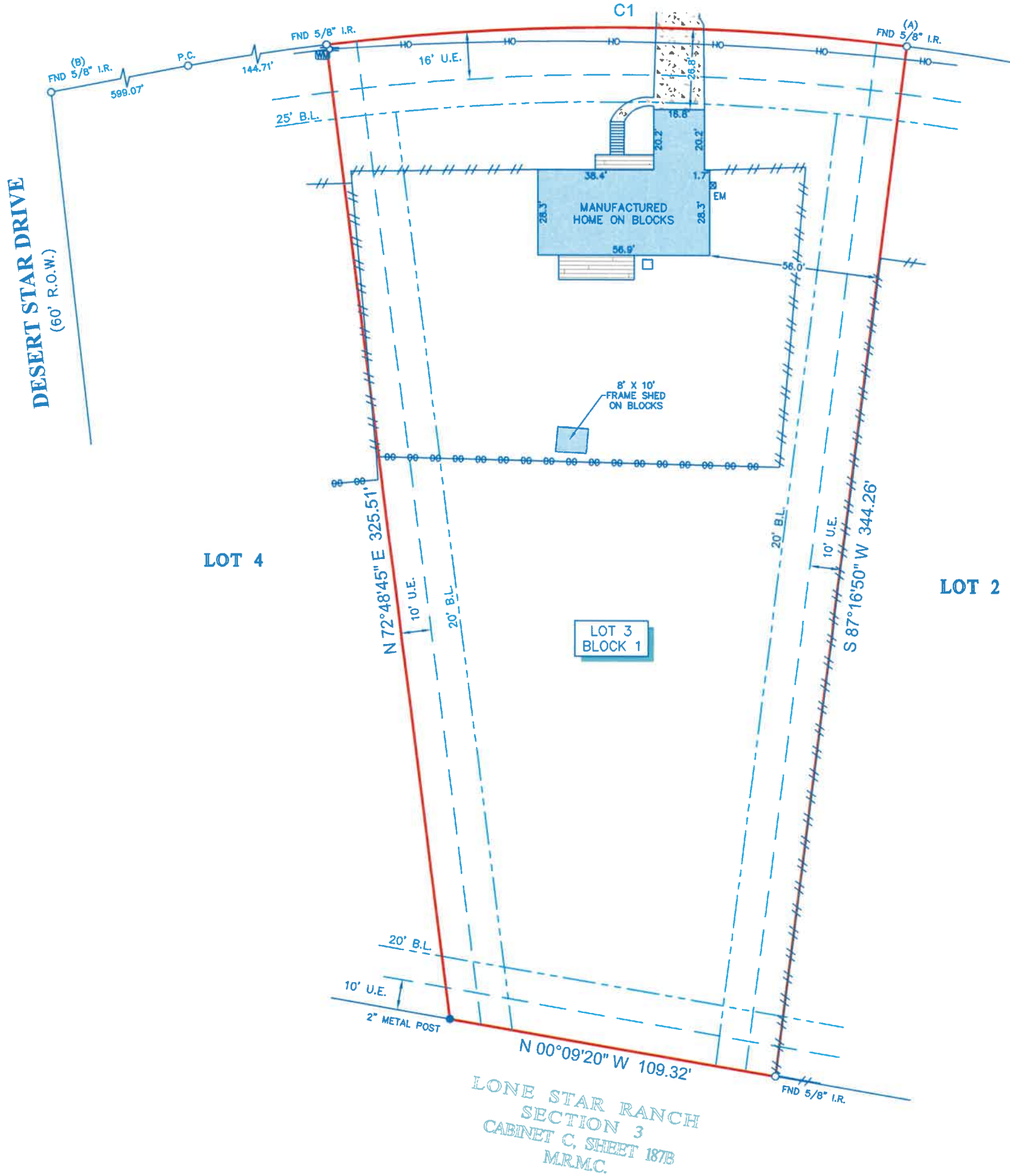


SCALE 1"=40'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	762.69'	192.58'	14°28'01"	S 09°57'17" W	192.07'

LONE STAR RANCH DRIVE (60' R.O.W.)



LOT 4

LOT 2

LEGEND

	WATER METER		ELECTRIC METER
	POWER POLE		B.L. = BUILDING LINE
	STEPS		U.E. = UTILITY EASEMENT
	CONCRETE		OH = OVERHEAD UTILITY LINES
	WOOD DECK		FENCE
			WOOD
			CHAIN

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 22, 2025, UNDER G.F. NO. CO-1975-CH.
7. TEMPORARY DRAINAGE EASEMENT RECORDED UNDER C.F. NO. 9329267 O.P.R.M.C.

LEGAL DESCRIPTION: LOT 3, BLOCK 1, OF LONE STAR RANCH, SECTION TWO, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET M, SHEET 15 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: ELITE PROPERTY OFFERS

ADDRESS: 16344 LONE STAR RANCH DRIVE



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 JANUARY 2, 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



TITLE COMPANY:

MCKNIGHT TITLE

936-267-4122

G.F. # CO-1975-CH ISSUE DATE: DEC. 22, 2025



Survey 1, Inc.
Your Land Survey Company

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FIELD CREW: JD	TECH: JC	DATE: JAN. 6, 2026
DRAFTER: NK	FINAL CHECK: EF	JOB# 12-160681-25