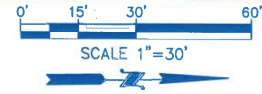
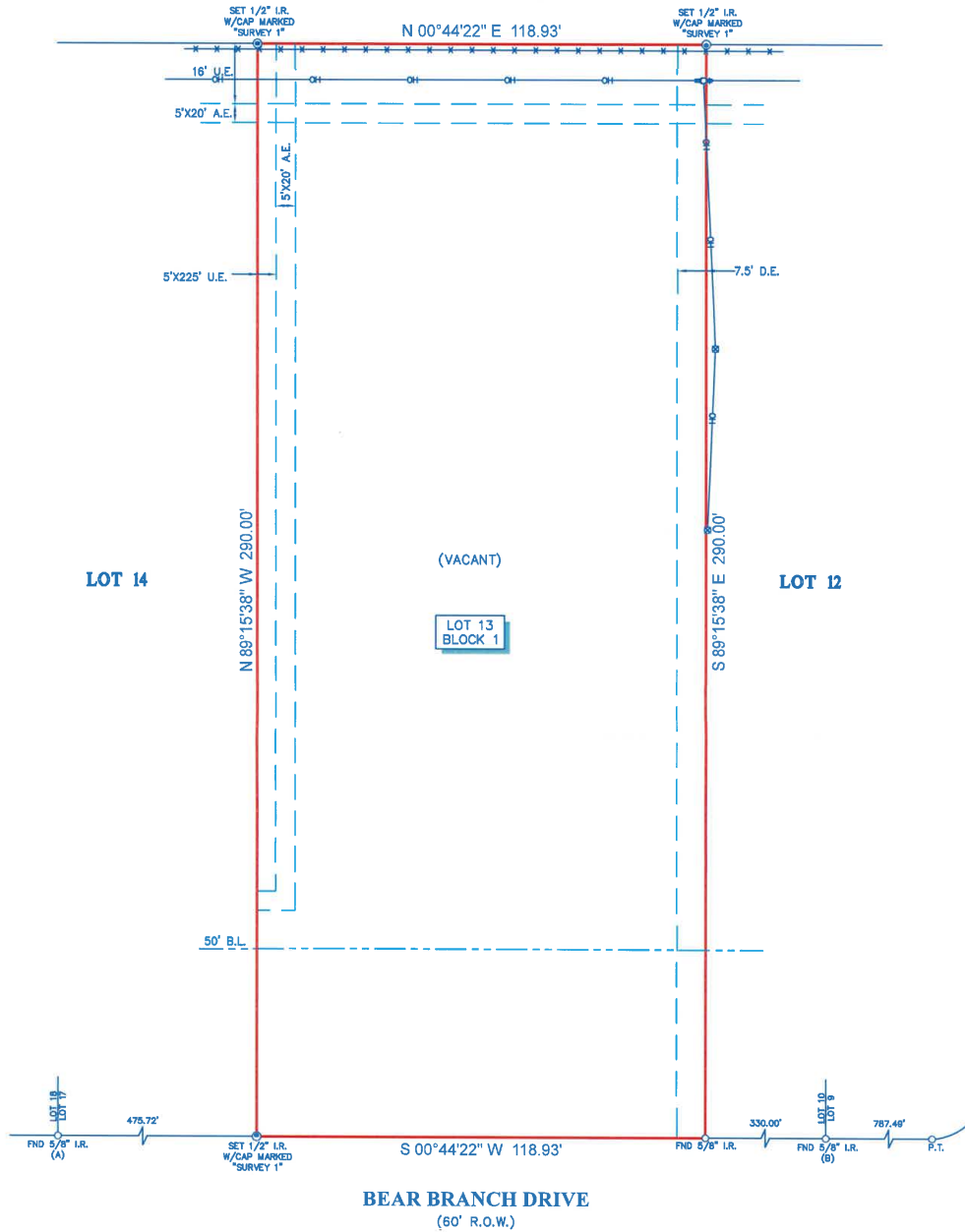


LAND TITLE SURVEY



M.H. COC  
20.0 A.C. TRACT (CALLED)  
RESURVEYED TO BE 20.00137 AC  
VOL. 434, PG.130, M.R.M.C.T



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 FEBRUARY 23, 2022, UNDER O.F. NO. 1572375.
7. EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN CLERK'S FILE NO. 8005586.

LEGEND

B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
A.E.	=	AERIAL EASEMENT
D.E.	=	DRAINAGE EASEMENT
OH	=	OVERHEAD UTILITY LINES
⊗	=	SERVICE POLE
⊖	=	POWER POLE
—x—x—x—	=	FENCE
—x—x—x—	=	WIRE

LEGAL DESCRIPTION: LOT 13, BLOCK 1, OF BEAR BRANCH ESTATES REPLAT, A SUBDIVISION OF 36.59196 ACRES OF LAND, IN THE THOMAS TAYLOR SURVEY, A-546, IN MONTGOMERY COUNTY, TEXAS, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET C, SHEET 19 B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: TBD

ADDRESS: BEAR BRANCH DRIVE



SURVEYOR'S 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 DECEMBER 3, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS EDITION OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CATEGORY B SURVEY, AND THAT THERE ARE NO ENCROACHMENTS OR PRETRUSSINGS EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPLS# 4148



TITLE COMPANY:

**stewart**  
TITLE

G.F. # 1572375

www.survey1inc.com  
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P.O. Box 2943 | A.M., TX 77512  
(281)383-1382 | Fax(281)383-1383

FIELD CREW:	TECH:	DATE:
JO	JC	DEC. 6, 2025
DRAFTER:	FINAL CHECK:	JOB#
PK	EF	12-159922-25