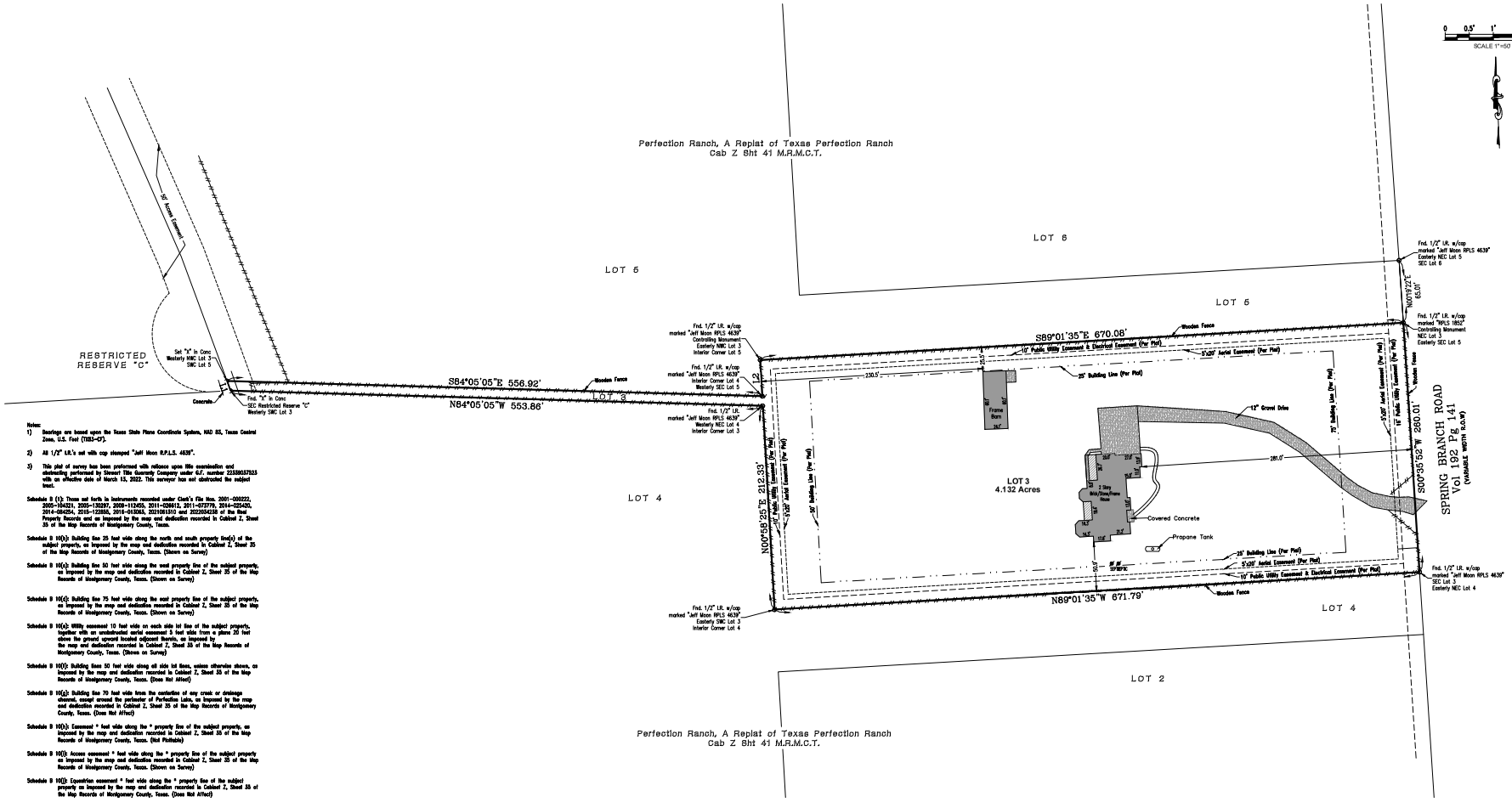

Notes:

1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).

2) All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".

3) This plot of survey has been preformed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under G.F. number 22338037523 with an effective date of March 15, 2022. This surveyor has not abstracted the subject tract.

Schedule B 11): Terms set forth in instruments recorded under Clerk's File Nos. 2001-000222, 2005-104321, 2005-132297, 2008-112455, 2011-026612, 2011-072779, 2014-025420, 2014-084254, 2015-122860, 2016-012065, 2021081310 and 2022052138 of the Real Property Records and as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas.

Schedule B 10(b): Building line 25 feet wide along the north and south property line(s) of the subject property, as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Shown on Survey)

Schedule B 10(c): Building line 50 feet wide along the west property line of the subject property, as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Shown on Survey)

Schedule B 10(d): Building line 75 feet wide along the east property line of the subject property, as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Shown on Survey)

Schedule B 10(e): Utility easement 10 feet wide on each side lot line of the subject property, together with an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward located adjacent thereto, as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Shown on Survey)

Schedule B 10(f): Building lines 50 feet wide along all side lot lines, unless otherwise shown, as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Does Not Affect)

Schedule B 10(g): Building line 70 feet wide from the centerline of any creek or drainage channel, except around the perimeter of Perfection Lake, as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Does Not Affect)

Schedule B 10(h): Easement * feet wide along the * property line of the subject property, as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Not Plotted)

Schedule B 10(i): Access easement * feet wide along the * property line of the subject property as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Shown on Survey)

Schedule B 10(j): Equestrian easement * feet wide along the * property line of the subject property as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Does Not Affect)

Schedule B 10(k): A 20-foot by 40-foot electric easement located * as imposed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Does Not Affect)

Schedule B 10(l) Easement granted to Dobbin-Plantersville Water Supply Corporation by instrument dated October 15, 1981, recorded under County Clerk's File No. 8308903 of the Real Property Records, as addressed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Does Not Affect)

Schedule B 10(m): Easement granted to Dobbin-Plantersville Water Supply Corp., by instrument dated April 24, 1984, recorded under County Clerk's File No. 2003-053025 of the Real Property Records, as addressed by the map and dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (Does Not Affect)

Schedule B 10(n): Easement and Right of Way for transmission/distribution lines, poles and/or other facilities, as granted to Mid South Electric Cooperative Association, dba Mid-South Synergy, in instruments recorded under County Clerk's File Nos. 2001-110285 and 2001-110288 of the Real Property Records of Montgomery County, Texas. (Blanket Does Not Affect)

Schedule B 10(o): Utility easement 16 feet wide along Perfection Drive, Ranch Top Court and Lakeview Way, as reserved in instrument recorded under County Clerk's File No. 2005-132297 of the Real Property Records of Montgomery County, Texas. (Does Not Affect)

Schedule B 10(p): Utility easement 16 feet wide along the east property line of the subject property, as reserved in instrument recorded under County Clerk's File No. 2005-132297 of the Real Property Records of Montgomery County, Texas. (Shown on Survey)

Schedule B 10(q): Electrical easement 10 feet wide along both sides of each side lot line, as reserved in instrument recorded under County Clerk's File No. 2005-132297 of the Real Property Records of Montgomery County, Texas. (Shown on Survey)

Schedule B 10(r): Drainage easement 15' wide on each side of the center line of all gullies, ravines and natural drainage courses on the herein described subject property as imposed by the Map and Dedication recorded in Cabinet Z, Sheet 35 of the Map Records of Montgomery County, Texas. (This will not appear on the Mortgagee's Title Policy.)

Line Table		
Line #	Bearing	Distance
L1	N15° 30' 30"W	10.70
L2	N00° 58' 25"E	37.67

LAND TITLE SURVEY
4.132 ACRES OF LAND
KNOWN AS LOT 3 OF PERFECTION RANCH A REPLAT OF TEXAS PERFECTION RANCH
IN THE WILLIAM RANKIN SURVEY, A-30

MONTGOMERY COUNTY, TEXAS — REF Cab Z Sht 41 MAP RECORDS
Scale: 1" = 50' — Date: April 09, 2022

To: Kagan Edward Bosworth, Jessica Michelle Bosworth, Stewart Title Guaranty Company and Cornerstone Home Lending Exclusively.

I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.

STATE OF TEXAS — REGISTERED — TAREN HANKS — 6787 — PROFESSIONAL — LAND SURVEYOR

Taren Hanks
Registered Professional
Land Surveyor No. 6787

GF# 22338037523 File # 22-T-75 (CC) Book LL Pg
JEFFREY MOON & ASSOC. INC. P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5296 Fax (936) 756-5281

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\\nwhserver\projects\Perfection Ranch\22-T-75 Lot 3\22-T-75 3/7/22