SURVEY OF

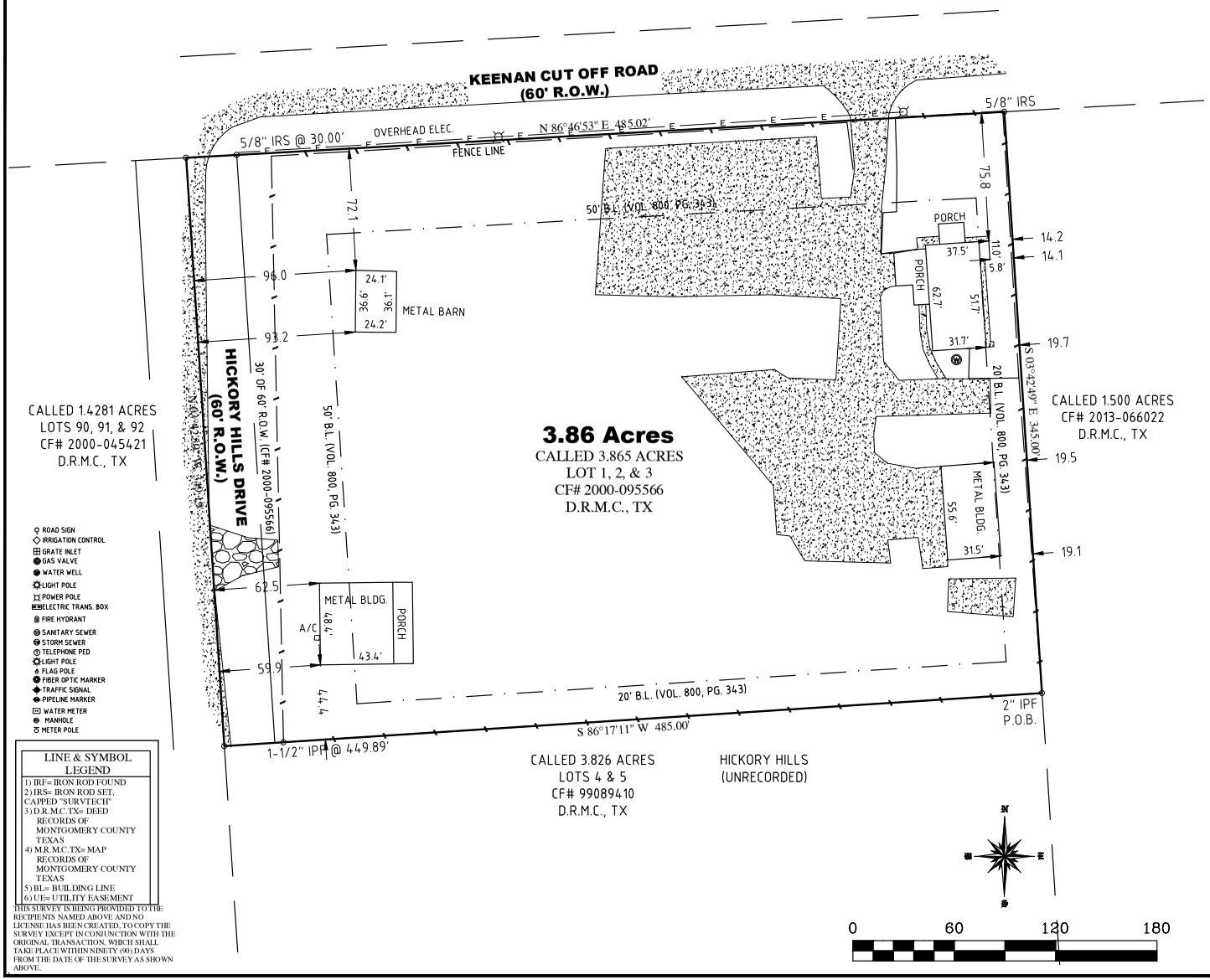
3.86 ACRES
CALLED 3.865 ACRES

LOCATED IN THE T.J. NICHOLS SURVEY, ABSTRACT NO. A-398
BASED ON THE DEED THEREOF RECORDED IN
COUNTY CLERK'S FILE 2000-095566
THE DEED RECORDS MONTGOMERY COUNTY, TEXAS
REF: HOUSTON G. F. ATCH22120617 DATE: JUNE 27, 2022

TO JUSTIN HOUSTON & ALAMO TITLE INSURANCE,
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

MICHAEL WARREN R.P.L.S. # 4935

STATE OF TEXAS
REGISTERED
MICHAEL CRAIG WARREN
4935
PROFESSIONAL
LAND SURVEYOR



1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM ALAMO TITLE INSURANCE (G.F. No. ATCH22120617) DATED JUNE13, 2022, FOR ALL THINGS OF RECORDS.

4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD

6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.

7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE

9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN

10) PROPERTY SUBJECT TO A BLANKET EASEMENT AROUND ELECTRIC LINES AS RECORDED UNDER CLERK'S FILE No. 2011-057894

LINE & SYMBOL LEGEND

1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
5) BL= BUILDING LINE
6) UE= UTILITY EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.

SURVTECH
SURVEYORS
PLANNERS
"A Land Surveying Company"
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
936-539-5444 \ FAX 936-539-5442
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