SURVEY OF

LOT 1, BLOCK 2
LAKE CREEK RANCH ESTATES SECTION 1

LOCATED IN THE W. ATKINS SURVEY, ABSTRACT NO. A-3
BASED ON THE PLAT THEREOF RECORDED IN
VOLUME/CABINET AA PAGE / SHEET 297 OF
THE MPA RECORDS MONTGOMERY COUNTY, TEXAS
REF : NOBLE G. F. WST-25-1052 DATE : OCT. 29, 2025

TO FRANK NOBLE, KARIANE NOBLE, CARDINAL FINANCIAL COMPANY, & ALLIANT NATIONAL TITLE INSURANCE COMPANY,
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

RECORDED EASEMENT OF THE PIPELINE DOES NOT INDICATE A SPECIFIED EASEMENT WIDTH. A PHONE CALL TO ENBRIDGE PIPELINE, CONFIRMED A 50' TOTAL EASEMENT (25' EACH SIDE)

PROPERTY SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES, EXTENDING A DISTANCE OF 15 FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED BY THE MAP DEDICATION OF SAID SUBDIVISION.

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 ALLIANT NATIONAL TITLE INSURANCE COMPANY (GF No. WST-25-1052), DATED AUGUST 21, 2025.

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.

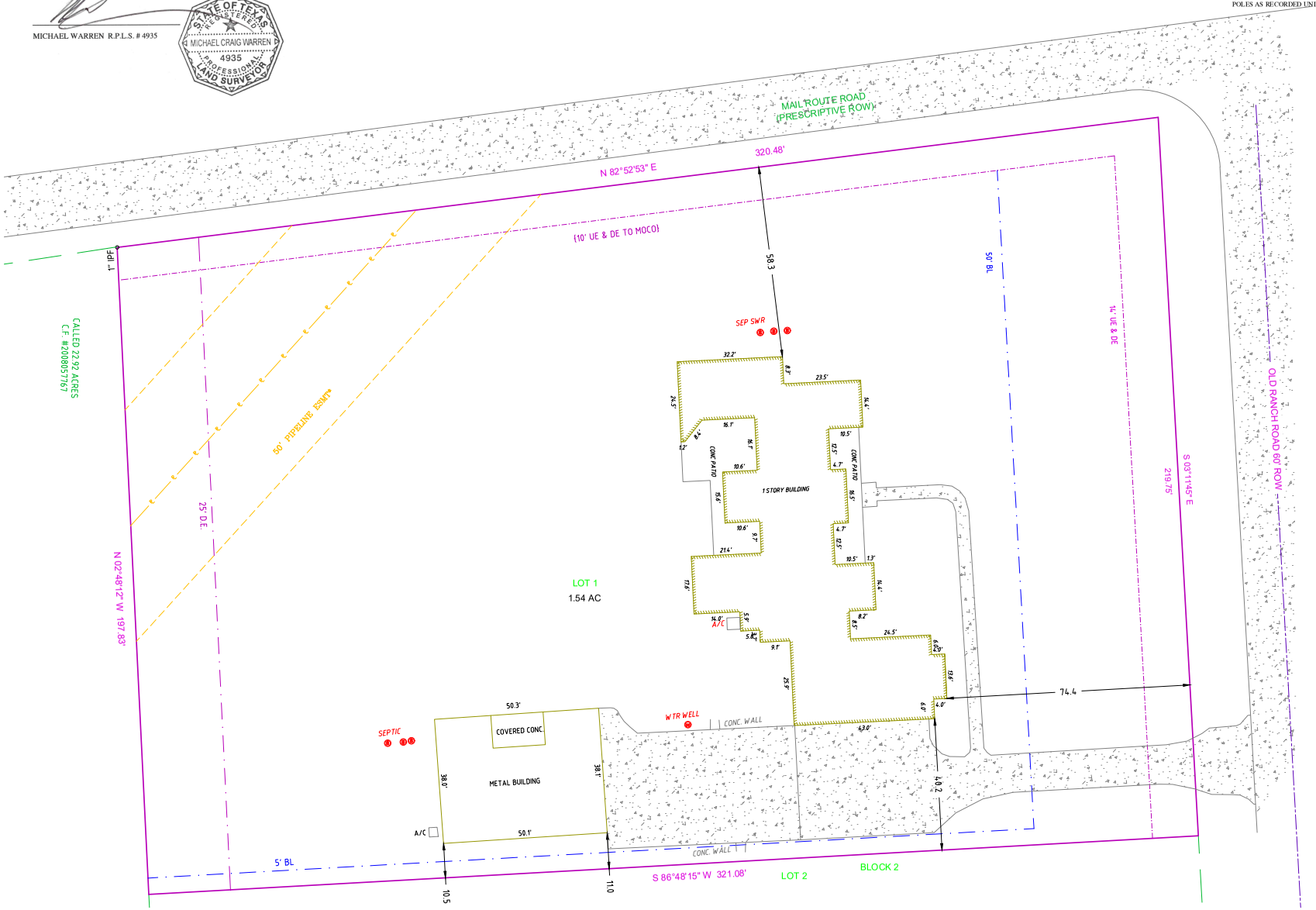
5) PROPERTY SUBJECT TO THE TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN Cabinet AA, Sheet 297, of the Map Records, County Clerk's File No(s). 2023029627, 2024021255, 2024119885 and 2025036897 Official Public Records of Montgomery County, Texas.

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

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

8) EASEMENTS RECORDED UNDER COUNTY CLERK'S FILE No.S 99046550, 99077783 and 2000042351 ARE LOCATED WITHIN EAST KINKAID ROAD

9) PROPERTY SUBJECT TO A BLANKET EASEMENT AROUND ELECTRIC LINES AND POLES AS RECORDED UNDER COUNTY CLERK'S FILE No. 2011-057468



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TBPELS No. 10005100

LINE & SYMBOL LEGEND
1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) BL= BUILDING LINE
4) UE=UTILITY EASEMENT
5) DE= DRAINAGE EASEMENT
6) AE= ACCESS EASEMENT
7) CM= CONTROL MONUMENT

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 UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED