
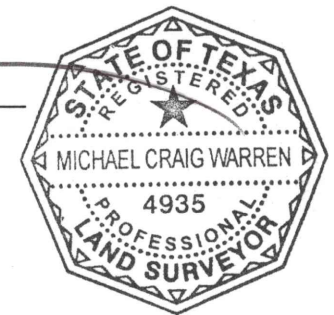


**SURVEY OF
LOT 1, BLOCK 1
MONTGOMERY FARMS SECTION 1**

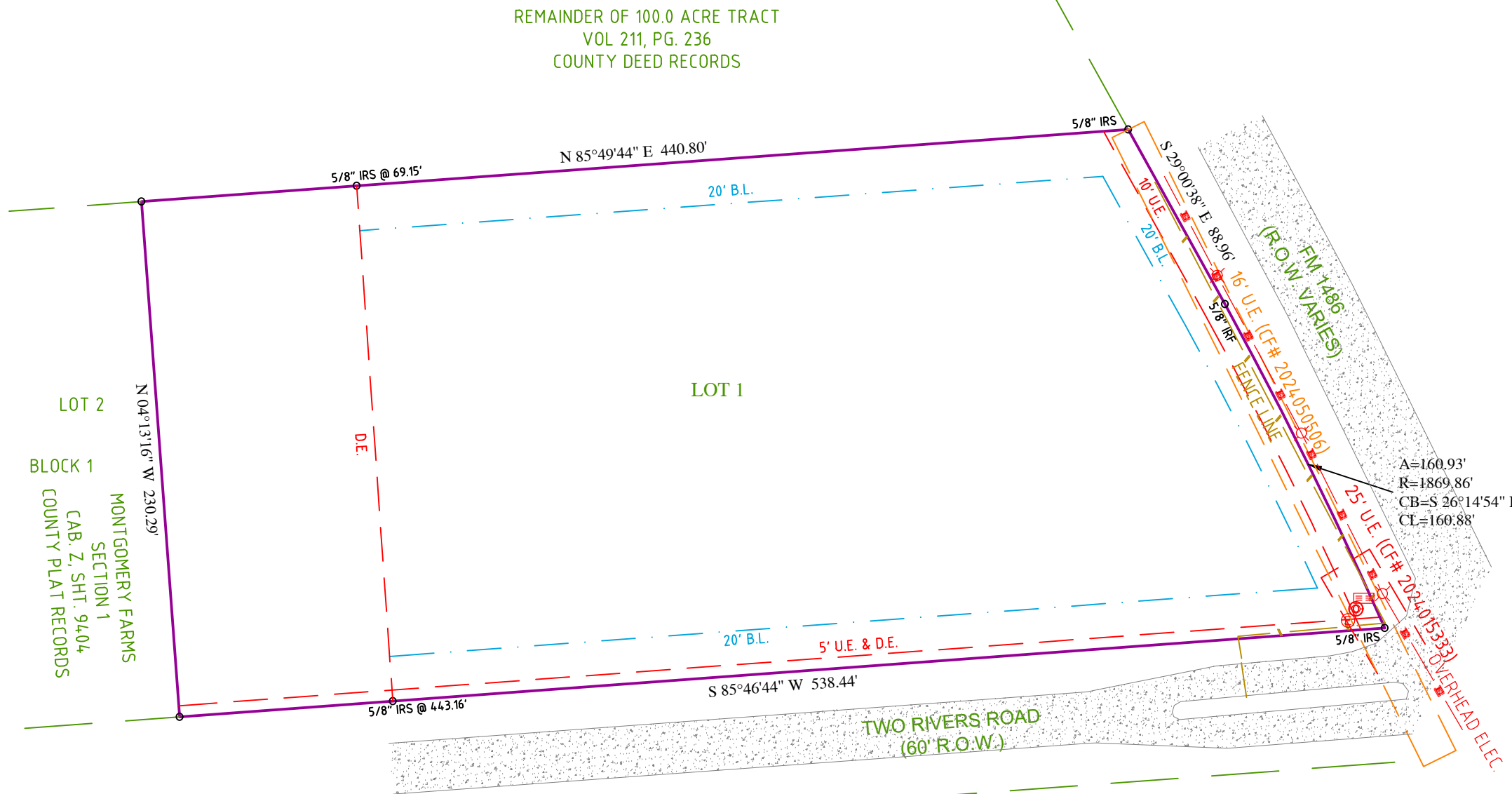
LOCATED IN THE N. GRIFFITH SURVEY, ABSTRACT NO. A-16
 BASED ON THE PLAT THEREOF RECORDED IN
 VOLUME/CABINET Z PAGE/SHEET 9404 OF
 THE MAP RECORDS MONTGOMERY COUNTY, TEXAS
 REF: FERGANO LLC G. F. WST-25-1046 DATE: AUG. 12, 2025

TO FERGANO LLC & 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.

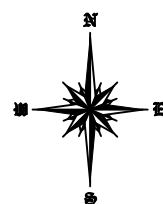

 MICHAEL WARREN R.P.L.S. # 4935



- 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 (G.F. No. WST-25-1046) DATED AUGUST 5, 2025, 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) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN CABINET "Z", SHEET 9404; AND ALSO RECORDED UNDER CLERK'S FILE No.S 22023018655, 2023037911, 2024051335, 2025034763, 2025034767 and 2025034770, REAL PROPERTY RECORDS, 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) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN
- 10) PROPERTY SUBJECT TO AN UNLOCATBLE GULF STATE UTILITIES EASEMENT AS RECORDED IN VOLUME 285, PAGE 435
- 11) PROPERTY TO A 10 EASEMENT NEAR THE SOUTH PROPERTY (LOCATION NOT DESCRIBED) AS RECORDED UNDER COUNTY CLERK'S FILE No. 2024079038



A=160.93'
 R=1869.86'
 CB=S 26°14'54\" E
 CL=160.88'



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.



P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
 936-539-5444 \ FAX 936-539-5442
 email: SURVTECH@SURVCOMP.COM
 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