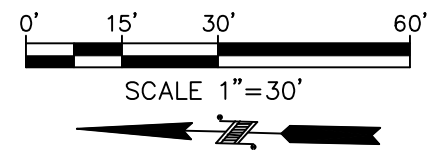


LAND TITLE SURVEY



T.J. STANSBURY
SURVEY
ABSTRACT 485

STAGECOACH DRIVE

(60' R.O.W.)

STAGECOACH
RE HOLDINGS, LLC
C.F. NO. 2012063228
O.P.R.M.C.

N 89°11'00" E 163.45'

4" WOOD POST
(562°07'W 0.9')

LINDA MARGARET FITTS HILL
C.F. NO. 2019086148
O.P.R.M.C.

2.000 ACRES
(87,118 SQ.FT.)

JOAN MARIE BICKELL
C.F. NO. 2011050925
O.P.R.M.C.

P.O.C.
NW CORNER OF
CALLED 18.67 ACRE TRACT
VOL. 634, PG. 926
D.R.M.C.

H.L.&P. CO. EASEMENT
C.F. NO. 8842331
O.P.R.M.C.

S 00°29'07" E 532.15'

11'6"X16' A.E.
8842331

1 STORY
BRICK & FRAME

DECKER DRIVE

(60' R.O.W.)

S 88°35'00" W 163.47'

FND 5/8" I.R.

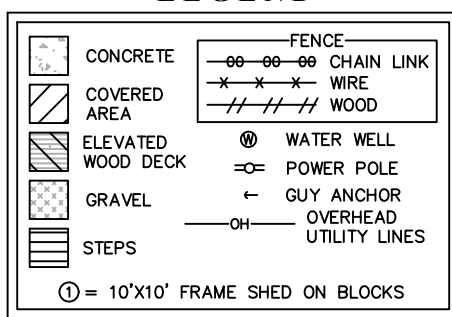
P.O.B.
FND 5/8" I.R.
(A)

S 88°35'00" W 162.91'

S 00°29'00" E 1071.44'

N 89°11'00" E 713.70'

LEGEND



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JAMES R. CORBITT III, RECORDED IN COUNTY CLERK'S FILE NO. 8752682 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- 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.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 9, 2025, UNDER G.F. NO. CTH-MM-CIT25787311MC.
- H.L.&P. CO. EASEMENT AS SET FORTH IN VOL. 609, PG. 523 (DOES NOT APPLY TO SUBJECT PROPERTY).

		CHICAGO TITLE	
G.F. #: CTH-MM-CIT25787311MC		713-465-1663 ISSUE DATE: OCT. 9, 2025	
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.000 ACRES (87,118 SQUARE FEET) SITUATED IN THE T.J. STANSBURY SURVEY, ABSTRACT 485, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.			
	SURVEYORS 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 FEBRUARY 18, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.		
	CLIENT: CHRYSTAL VISIONS LLC ADDRESS: 13620 DECKER DRIVE		
	www.survey1inc.com survey1@survey1inc.com Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382		
FIELD CREW: RF DRAFTER: MH DATE: FEB. 19, 2026 JOB#: 2-162020-26		TECH: ARH FINAL CHECK: EF	