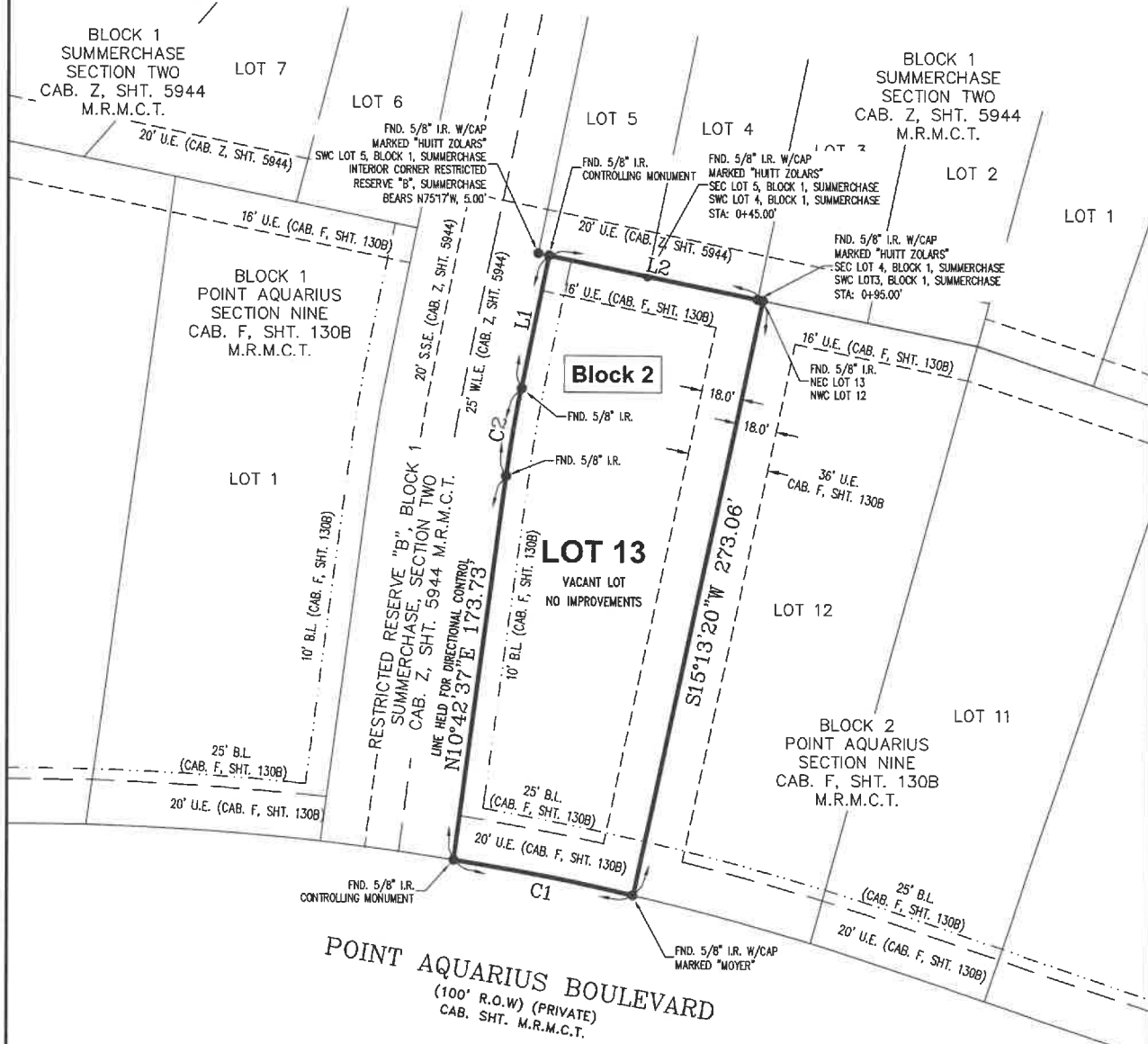


- Notes:
- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF)
 - 2) This plat of survey has been performed with reliance upon title examination and abstracting performed by Old Republic National Title Insurance Company under G.F. number 2400077 with an effective date of January 7, 2024. This surveyor has not abstracted the subject tract.

Schedule B 1: The following restrictive covenants of record identified below (We must either insert specific recording data or delete this exception): Restrictive Covenants recorded in/under Cabinet A, 131A of the Map Records of Montgomery County, Texas; Clerk's File Nos. 9021170, 2002-051438, 2002-051440, 2002-079891, 2002-130959, 2003-005223, 2003-010512, 2004-038548, 2004-07842, 2004-082729, 2004-082730, 2004-108864, 2005-029070, 2005-127724, 2005-127725, 2006-030561, 2006-030564, 2007-007405, 2007-007406, 2007-026714, 2007-048094, 2007-113141, 2008-043056, 2008-046963, 2009-038491, 2009-038492, 2009-038493, 2009-088487, 2009-088488, 2012-003862, 2012-003863, 2014-003864, 2012-025540, 2012-040653, 2013-025578, 2013-025579, 2013-025580, 2013-025581, 2013-025582, 2013-025583, 2013-025584, 2013-025585, 2013-025586, 2013-037192, 2013-044728, 2013-103064, 2013-103065, 2013-103066, 2013-103067, 2013-103068, 2014-05222, 2014-05223, 2015-091746, 2015-022258, 2016-045030, 2017-034549, 2018-006888, 2020-058373, 2021-155941, 2022-031570, 2022-113261 of the Real Property Records of Montgomery County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

- Schedule B 10(g) The following, all according to plat recorded in Cabinet F, Sheet 130B, of the Map Records of Montgomery County, Texas:
- 25 foot building line along the front property line(s). (Shown on Survey)
 - 10 foot building line along the Western property line(s). (Shown on Survey)
 - 20 foot utility easement along the front and rear property line(s). (Shown on Survey)
 - 18 foot utility easement along the Eastern property line(s). (Shown on Survey)
 - 15 feet wide drainage easement on each side of the center line of all natural drainage courses. (Does Not Affect)
- h. Terms, conditions and stipulations contained in Texas Water Quality Board executed by and between Texas Water Quality Board and San Jacinto River Authority, dated November 20, 1970, filed June 28, 1971, recorded in/under Volume 741, Page 445 of the Real Property Records of Montgomery County, Texas.
 - i. Terms, conditions and stipulations contained in Agreement to San Jacinto River Authority recorded in/under Volume 643, Page 703 of the Real Property Records of Montgomery County, Texas. (Does Not Affect)
 - j. Easement executed by Point Aquarius Property Owners Association, Inc., to Toctus Infrastructure, LLC, filed June 26, 2020, recorded in/under Clerk's File No. 2020064148, of the Real Property Records of Montgomery County, Texas. (Blanket)



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	81.62	1200.00	003° 53' 49"	N75° 54' 32"W 81.60
C2	39.86	570.00	004° 00' 24"	N12° 42' 48"E 39.85

Line Table		
Line #	Bearing	Distance
L1	N14° 43' 00"E	60.81
L2	S75° 17' 00"E	97.54



LAND TITLE SURVEY
LOT 13, BLOCK 2 OF POINT AQUARIUS, SECTION 9
IN THE TIMOTHY CUDE SURVEY, A-12

MONTGOMERY COUNTY, TEXAS REF: Cab. F. Sht. 130B MAP RECORDS
Scale: 1" = 50'
Date: January 29, 2024

To: Darryl and Linda Barnhill and Old Republic National Title Insurance Company, Exclusively

I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III, TSPS Land Title Survey.

Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

GF# 2400077 File # 24-T-13 AC Book 11 Pg 1
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