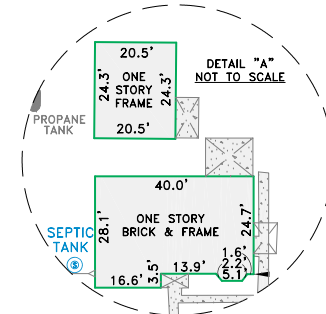


13284 Calhoun Road

The North 1/2 of tract number 109 of J.O.H. Bennette Subdivision of John Owens Survey, Abs. 403, Montgomery County, Texas, a subdivisions in Montgomery County, Texas, according to the Map thereof recorded in Volume 2, Book 50A of the Map Records of Montgomery County, Texas.



**RIVERWAY
TITLE**



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Riverway Title, in connection with the transaction described in G.F. 250398-CAR that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 25th day of March, 2025

Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48359C0575G, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 2, PG. 50; VOL. 881, PG. 17; CF. NO(S). 8111343

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOL. 164, PG. 318; VOL. 308, PG. 30; VOL. 495, PG. 335

NOTES:
Bearings, easements and building lines are by recorded plot unless otherwise noted.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE - POOL EQUIPMENT
1/2" IRON ROD FOUND	COLUMN
1/2" IRON ROD SET	AC - AIR CONDITIONING
1" IRON PIPE FOUND	FIRE HYDRANT
FENCE POST CORNER	** FOUND / SET
5/8" ROD FOUND	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC SERVICE
POWER POLE	OVERHEAD POWER LINE
4-POINT FOR CORNER	CONCRETE PAVING
GRAVEL/ROCK ROAD OR DRIVE	DOUBLE SIDED WOOD FENCE

CBG
SURVEYING TEXAS LLC

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Garland, TX 75043
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F 214.349.2216
Firm No. 10168800
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	SEE ABOVE	2504325	SEE ABOVE	RPK

FINAL SURVEY

John Owens Survey, Abstract No. 403

City of Conroe, Montgomery County, Texas

13284 Calhoun Road