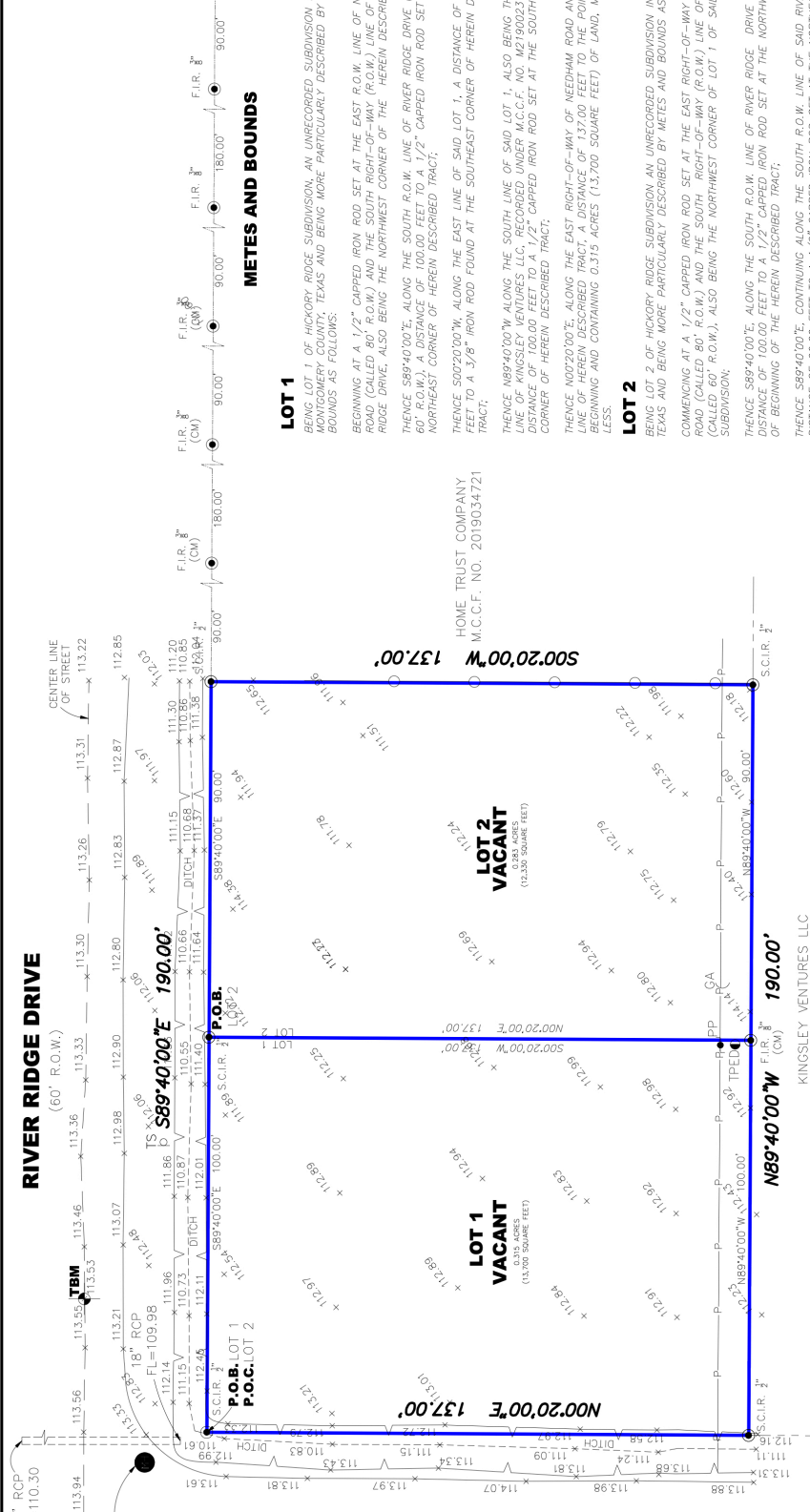


LEGEND:
 M.C.C.F.=MONTGOMERY COUNTY CLERK'S FILE NO.
 R.O.W.=RIGHT-OF-WAY
 S.C.I.R.=SET CAPPED IRON ROD
 C.M.=CONTROL MONUMENT
 P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCING

TOP OF BANK
 OVERHEAD POWER LINES
 CHAIN LINK FENCE
 PROPERTY LINE
 TPEd TELEPHONE PEDESTAL
 Pp POWER POST
 Ga GUY ANCHOR
 Ts TRAFFIC SIGN



GENERAL NOTES

- BEARING BASIS: BEARINGS SHOWN HEREON ARE REFERENCED TO M.C.C.F. NO. 2019133077 AND ARE BASED ON THE CONTROL MONUMENTS (CM) DEPICTED ON THIS SURVEY.
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND UNRECORDED EASEMENTS. NO ADDITIONAL RESEARCH, INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP OF TITLE EVIDENCE WAS PERFORMED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH OR COMPARE AS SUCH UTILITIES IN OR AROUND THE SUBJECT TRACT CURRENTLY IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN INDICATED BASED ON FIELD SURVEY, UTILITY RECORD DRAWINGS, AND VISIBLE OBSERVATION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH OR COMPARE AS SUCH UTILITIES IN OR AROUND THE SUBJECT TRACT CURRENTLY IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN INDICATED BASED ON FIELD SURVEY, UTILITY RECORD DRAWINGS, AND VISIBLE OBSERVATION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH OR COMPARE AS SUCH UTILITIES IN OR AROUND THE SUBJECT TRACT CURRENTLY IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN INDICATED BASED ON FIELD SURVEY, UTILITY RECORD DRAWINGS, AND VISIBLE OBSERVATION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH OR COMPARE AS SUCH UTILITIES IN OR AROUND THE SUBJECT TRACT CURRENTLY IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN INDICATED BASED ON FIELD SURVEY, UTILITY RECORD DRAWINGS, AND VISIBLE OBSERVATION.

FLOOD PLAIN INFO:

THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA MAP REVISION: 08/18/2018 ZONE AE (BASED ONLY ON VISUAL EXAMINATION OF MAPS)

TEMPORARY BENCHMARK (TBM)

"PK NAIL," SET AT THE CENTER LINE OF RIVER RIDGE APPROXIMATELY 33.60 FEET RIGHT AND 31.10 FEET NORTH FROM THE NORTHWEST PROPERTY CORNER OF LOT 1 (ELEVATION=113.53')

BENCHMARK

THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO FLOODPLAIN REFERENCE MARK NO: BL2016 GPS ELEVATION OBSERVED FOR BL2016 = 116.74' ALL ELEVATIONS AS SHOWN HAVE BEEN ADJUSTED +1.69' TO RM: BL2016 REFERENCE ELEVATION=118.43

ELEVATIONS TAKEN PER GPS OBSERVATIONS WITHIN TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE (4204)

LOT 1

BEING LOT 1 OF HICKORY RIDGE SUBDIVISION, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD SET AT THE EAST R.O.W. LINE OF NEEDHAM ROAD (CALLED 80' R.O.W.) AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF RIVER RIDGE DRIVE, ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S89°40'00"E, ALONG THE SOUTH R.O.W. LINE OF RIVER RIDGE DRIVE (CALLED 60' R.O.W.), A DISTANCE OF 100.00 FEET TO A 1/2" CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE S00°20'00"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 137.00 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N89°40'00"W, ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF KINGSLEY VENTURES, LLC, RECORDED UNDER M.C.C.F. NO. M219002317, A DISTANCE OF 190.00 FEET TO A 1/2" CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N00°20'00"E, ALONG THE EAST RIGHT-OF-WAY OF NEEDHAM ROAD AND WEST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.375 ACRES (13,700 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 2

BEING LOT 2 OF HICKORY RIDGE SUBDIVISION AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" CAPPED IRON ROD SET AT THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF NEEDHAM ROAD (CALLED 80' R.O.W.) AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF RIVER RIDGE DRIVE (CALLED 60' R.O.W.), ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SAID HICKORY RIDGE SUBDIVISION;

THENCE S89°40'00"E, ALONG THE SOUTH R.O.W. LINE OF RIVER RIDGE DRIVE (CALLED 60' R.O.W.), A DISTANCE OF 100.00 FEET TO A 1/2" CAPPED IRON ROD SET AT THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S89°40'00"E, CONTINUING ALONG THE SOUTH R.O.W. LINE OF SAID RIVER RIDGE DRIVE, A DISTANCE OF 90.00 FEET TO A 1/2" CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE S00°20'00"W, ALONG THE EAST LINE OF SAID LOT 2, ALSO BEING THE WEST LINE OF LOT 3, HOME TRUST COMPANY RECORDED UNDER M.C.C.F. NO. 2019034721, A DISTANCE OF 137.00 FEET TO A 3/8" CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N89°40'00"W, ALONG THE SOUTH LINE OF SAID LOT 2, ALSO AND THE NORTH LINE OF KINGSLEY VENTURES, LLC, RECORDED UNDER M.C.C.F. NO. M219002317, A DISTANCE OF 90.00 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N00°20'00"E ALONG THE WEST LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.283 ACRES (12,330 SQUARE FEET) OF LAND, MORE OR LESS.

DANIEL VILLA, JR., P.E., R.P.L.S.
 CIVIL ENGINEERING & LAND SURVEYING
 1915 HAYS SPRING DRIVE
 CYPRESS, TX 77433
 832.818.9910



TOPOGRAPHIC & BOUNDARY SURVEY
 OF LOTS 1 AND 2, OF HICKORY RIDGE, AN UNRECORDED SUBDIVISION SITUATED IN THE MATILDA WILBURN SURVEY A-597, MONTGOMERY COUNTY, TEXAS
 JOB NO.: J2001-0144
 DATE: 01-27-2020
 FOR: ENRIQUE ROBLEDO
 PURCHASER: N/A

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

[Signature]
 DANIEL VILLA, JR.
 REGISTRATION NO. 6751