

PROPERTY ADDRESS:
10401 ROYAL CULLUM DRIVE, CONROE, TEXAS 77303

SURVEY NUMBER: 2101.5462

DATE OF SURVEY: 02/02/21 **FIELD WORK DATE:** 2/1/2021

REVISION DATE(S):
(REV.1 2/2/2021)

POINTS OF INTEREST
NONE VISIBLE



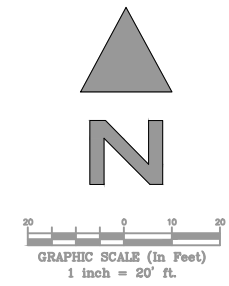
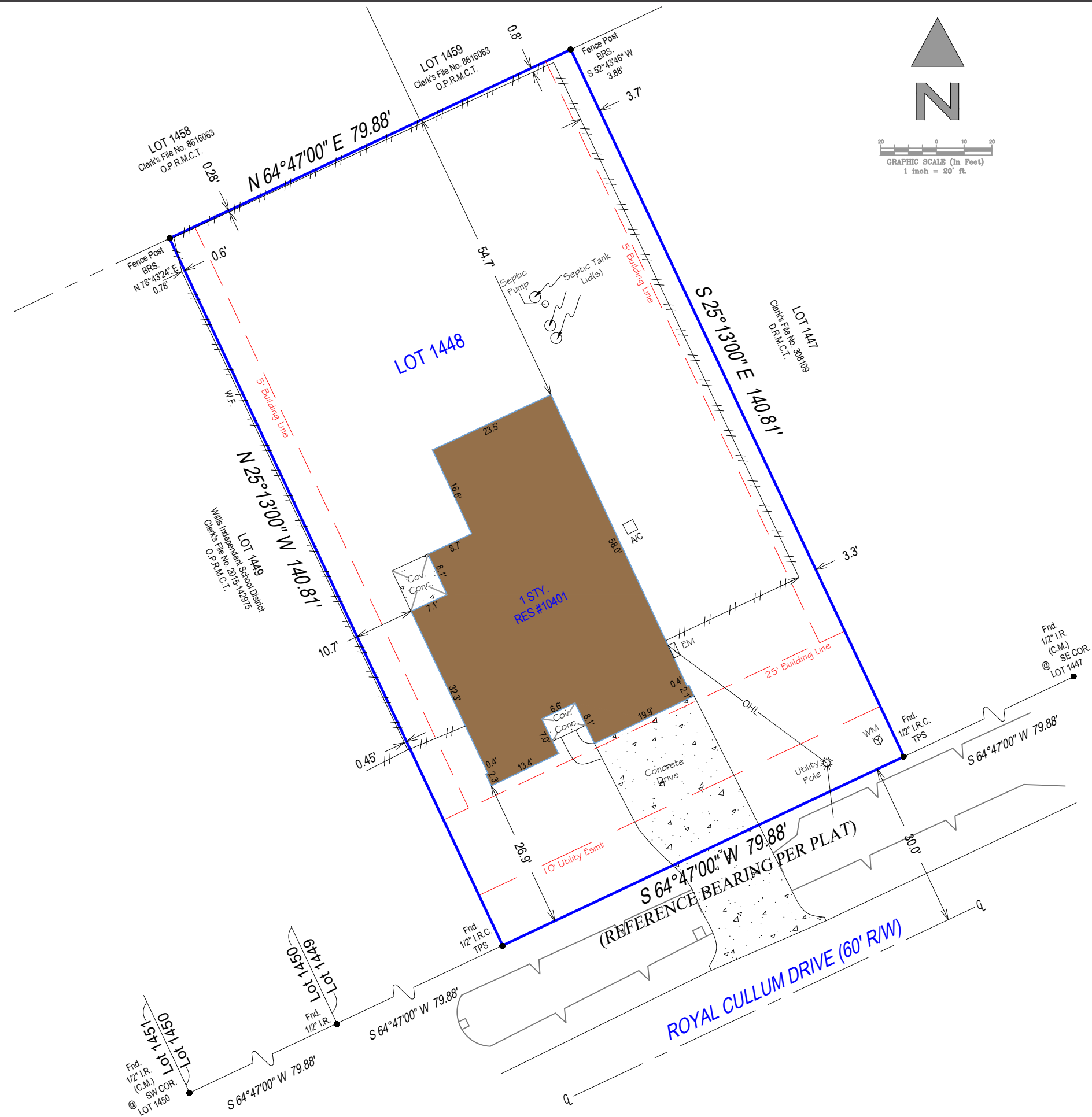
SURVEYORS CERTIFICATE
The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Michael W. Skinner



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YOUR MARKETING REPRESENTATIVE — **Clair Kimpel**
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EXACTA TEXAS SURVEYORS, INC. clair@exacta365.com



PROPERTY ADDRESS: 10401 ROYAL CULLUM DRIVE , CONROE, TEXAS 77303	
SURVEY NUMBER: 2101.5462	
CERTIFIED TO: JACOB PARKER AND RENEE PARKER; CHICAGO TITLE OF TEXAS, LLC; CHICAGO TITLE INSURANCE COMPANY	
DATE OF SURVEY: 02/02/21	
BUYER: JACOB PARKER AND RENEE PARKER	
LENDER:	
TITLE COMPANY: CHICAGO TITLE OF TEXAS, LLC	
TITLE COMMITMENT: CTH-WD-CTT21736200TF	CLIENT FILE NO: CTT21736200
LEGAL DESCRIPTION: A TRACT OR PARCEL OF LAND CONTAINING 11,200.00 SQUARE FEET MORE OR LESS OUT OF A CERTAIN 223.3397 ACRE TRACT AS RECORDED IN THE MONTGOMERY COUNTY DEED RECORDS AND THE COUNTY CLERK'S FILE NUMBER 308109, MONTGOMERY COUNTY, AND BEING IN THE JOSE M. DE LA GARZA SURVEY, A-15 IN MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW; TO WIT; COMMENCING AT A CONCRETE MONUMENT MARKING THE MOST NORTHWESTERLY CORNER OF SAID 223.3392 ACRE TRACT; THENCE NORTH 65° 02' 30" EAST A DISTANCE OF 560.21 FEET TO A POINT LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF ROYAL GREEN DRIVE; THENCE SOUTH 25° 13' 00" EAST ALONG SAID RIGHT OF WAY LINE OF ROYAL GREEN DRIVE A DISTANCE OF 1454.15 FEET TO A POINT; THENCE NORTH 64° 47' 00" EAST 400 FEET MARKING THE POINT OF BEGINNING; THENCE NORTH 64° 47' 00" EAST A DISTANCE OF 80.00 FEET TO A POINT MARKING THE MOST SOUTHERLY CORNER OF SAID TRACT; THENCE SOUTH 25° 13' 00" EAST A DISTANCE OF 140.00 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF ROYAL CULLUM DRIVE, SAID POINT MARKING THE MOST EASTERLY CORNER OF SAID TRACT; THENCE SOUTH 64° 47' 00" WEST ALONG SAID RIGHT OF WAY LINE OF ROYAL CULLUM DRIVE A DISTANCE OF 80.00 FEET TO A POINT MARKING THE INTERSECTION OF SAID RIGHT OF WAY LINE OF ROYAL CULLUM DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF ROYAL GREEN DRIVE SAID POINT MARKING THE MOST SOUTHERLY CORNER OF SAID TRACT; THENCE NORTH 25° 13' 00" WEST ALONG SAID RIGHT OF WAY LINE OF ROYAL GREEN DRIVE A DISTANCE OF 140.00 FEET TO A POINT MARKING THE MOST WESTERLY CORNER OF SAID CORNER AND THE POINT OF BEGINNING CONTAINING 11,200.00 SQUARE FEET IN ALL.	
FLOOD ZONE INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480483 0250G, DATED: 08/18/2014.	

- GENERAL SURVEYORS NOTES:**
- Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted hereon are based on the record map or plat.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with Cap stamped LB# 10193993, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes 663.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.


SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS	
(C)	- Calculated
(D)	- Deed
(F)	- Field
(M)	- Measured
(P)	- Plat
(S)	- Survey
A/C	- Air Conditioning
AE	- Access Easement
ANE	- Anchor Easement
ASBL	- Accessory Setback Line
B/W	- Bay/Box Window
BC	- Block Corner
BFP	- Backflow Preventer
BLDG	- Building
BLK	- Block
BM	- Benchmark
BR	- Bearing Reference
BRL	- Building Restriction Line
BSMT	- Basement
C	- Curve
C/L	- Center Line
C/P	- Covered Porch
C/S	- Concrete Slab
CATV	- Cable TV Riser
CB	- Concrete Block
CH	- Chord Bearing
CHIM	- Chimney
CLF	- Chain Link Fence
CME	- Canal Maintenance Easement
CO	- Clean Out
CONC	- Concrete
COR	- Corner
CS/W	- Concrete Sidewalk
CUE	- Control Utility Easement
CVG	- Concrete Valley Gutter
D/W	- Driveway
DE	- Drainage Easement
DF	- Drain Field
DH	- Drill Hole
DUE	- Drainage & Utility Easement
ELEV	- Elevation
EM	- Electric Meter
ENCL	- Enclosure
ENT	- Entrance
EOP	- Edge of Pavement
EOW	- Edge of Water
ESMT	- Easement
EUB	- Electric Utility Box
F/DH	- Found Drill Hole
FCM	- Found Concrete Monument
FF	- Finished Floor
FIP	- Found Iron Pipe
FIRC	- Found Iron Pipe & Cap
FIR	- Found Iron Rod
FIRC	- Found Iron Rod & Cap
FN	- Found Nail
FN&D	- Found Nail & Disc
FRRSPK	- Found Rail Road Spike
GAR	- Garage
GM	- Gas Meter
ID	- Identification
IE/EE	- Ingress/Egress Easement
ILL	- Illegible
INST	- Instrument
INT	- Intersection
IRRE	- Irrigation Easement
L	- Length
LAE	- Limited Access Easement
LB#	- License No. (Business)
LBE	- Limited Buffer Easement
LE	- Landscape Easement
LME	- Lake/Landscape Maintenance Easement
LS#	- License No. (Surveyor)
MB	- Map Book
ME	- Maintenance Easement
MES	- Mitered End Section
MF	- Metal Fence
MH	- Manhole
NR	- Non-Radial
NTS	- Not to Scale
NAVD88	- North American Vertical Datum 1988
NGVD29	- National Geodetic Vertical Datum 1929
OG	- On Ground
ORB	- Official Records Book
ORV	- Official Record Volume
O/A	- Overall
O/S	- Offset
OFF	- Outside Subject Property
OH	- Overhang
OHL	- Overhead Utility Lines
ON	- Inside Subject Property
P/E	- Pool Equipment
PB	- Plat Book
PC	- Point of Curvature
PCC	- Point of Compound Curvature
PCP	- Permanent Control Point
PI	- Point of Intersection
PLS	- Professional Land Surveyor
PLT	- Planter
POB	- Point of Beginning
POC	- Point of Commencement
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
PSM	- Professional Surveyor & Mapper
PT	- Point of Tangency
PUE	- Public Utility Easement
R	- Radius or Radial
R/W	- Right of Way
RES	- Residential
RGE	- Range
ROE	- Roof Overhang Easement
RP	- Radius Point
S/W	- Sidewalk
SBL	- Setback Line
SCL	- Survey Closure Line
SCR	- Screen
SEC	- Section
SEP	- Septic Tank
SEW	- Sewer
SIRC	- Set Iron Rod & Cap
SMWE	- Storm Water Management Easement
SN&D	- Set Nail and Disc
SQFT	- Square Feet
STL	- Survey Tie Line
STY	- Story
SV	- Sewer Valve
SWE	- Sidewalk Easement
TBM	- Temporary Bench Mark
TEL	- Telephone Facilities
TOB	- Top of Bank
TUE	- Technological Utility Easement
TWP	- Township
TX	- Transformer
TYP	- Typical
UE	- Utility Easement
UG	- Underground
UP	- Utility Pole
UR	- Utility Riser
VF	- Vinyl Fence
W/C	- Witness Corner
W/F	- Water Filter
WF	- Wood Fence
WM	- Water Meter/Valve Box
WV	- Water valve

JOB SPECIFIC SURVEYOR NOTES:
Subject to Schedule B, Item 1 of title commitment.

Subject to Schedule B, Item 10, Section(s) c-e of title commitment.



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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES