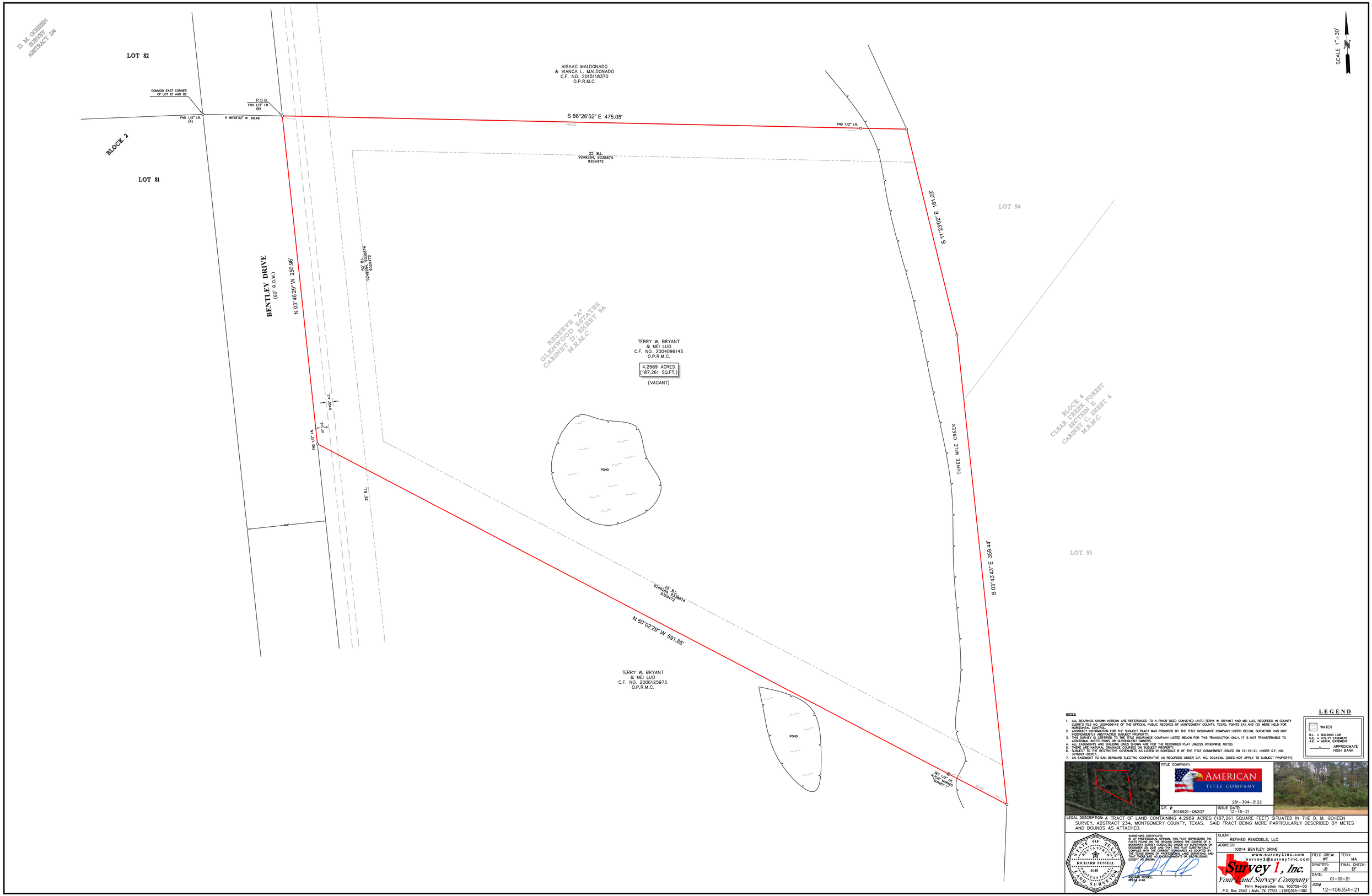

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO TERRY W. BRYANT AND MEI LUO, RECORDED IN COUNTY CLERK'S FILE NO. 2004096145 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. NO ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-15-21, UNDER G.F. NO. 3016921-06207.
7. AN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE AS RECORDED UNDER C.F. NO. 9324245. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGEND

	WATER
B.L. =	BUILDING LINE
U.E. =	UTILITY EASEMENT
A.E. =	AERIAL EASEMENT
	APPROXIMATE HIGH BANK

TITLE COMPANY:

AMERICAN TITLE COMPANY

281-394-3122

G.F. #	ISSUE DATE:
3016921-06207	12-15-21

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 4.2989 ACRES (187,261 SQUARE FEET) SITUATED IN THE D. M. GOHEEN SURVEY, ABSTRACT 234, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY, IN MY OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 29, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR RESTRICTIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: REFINED REMODELS, LLC

ADDRESS: 10014 BENTLEY 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:	TECH:
WT	MA
DRAFTER:	FINAL CHECK:
JB	EF
DATE: 01-05-21	
JOB# 12-106354-21	