

LOAN POLICY OF TITLE INSURANCE

ISSUED BY: NORTH AMERICAN TITLE INSURANCE COMPANY
 FILE No. 68-00446
 POLICY No. TX892-21-20567-02
 ISSUED WITH POLICY No. TX892-21-20567-01

SURVEY RELATED SCHEDULE B EXCEPTIONS:

5.c. Easements to Gulf States Utilities Company set out in instruments recorded in Volume 604, Page 251, Volume 607, Page 447, of the Deed Records of Montgomery County, Texas. (VOL. 604, PG. 251 IS SHOWN ON PLAT)
 (VOL. 607, PG. 447 NOT PLOTTABLE FROM DESCRIPTION OF UNRECORDED PLAT)

5.e. Subject to all visible and apparent easements a current survey will reveal.
 (UTILITY POLES, OVERHEAD UTILITY LINE(S), SEPTIC TANK AND WELL SHOWN ON PLAT)

5.f. Easements, or claims of easements, which are not recorded in the public records.
 (UTILITY POLES, OVERHEAD UTILITY LINE(S), SEPTIC TANK AND WELL SHOWN ON PLAT)

MARK SKATES
 AND
 HUAN XU FANG
 C.F. No. 2018047826
 O.P.R.o.f.M.C.,T.

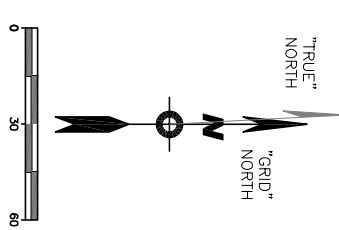
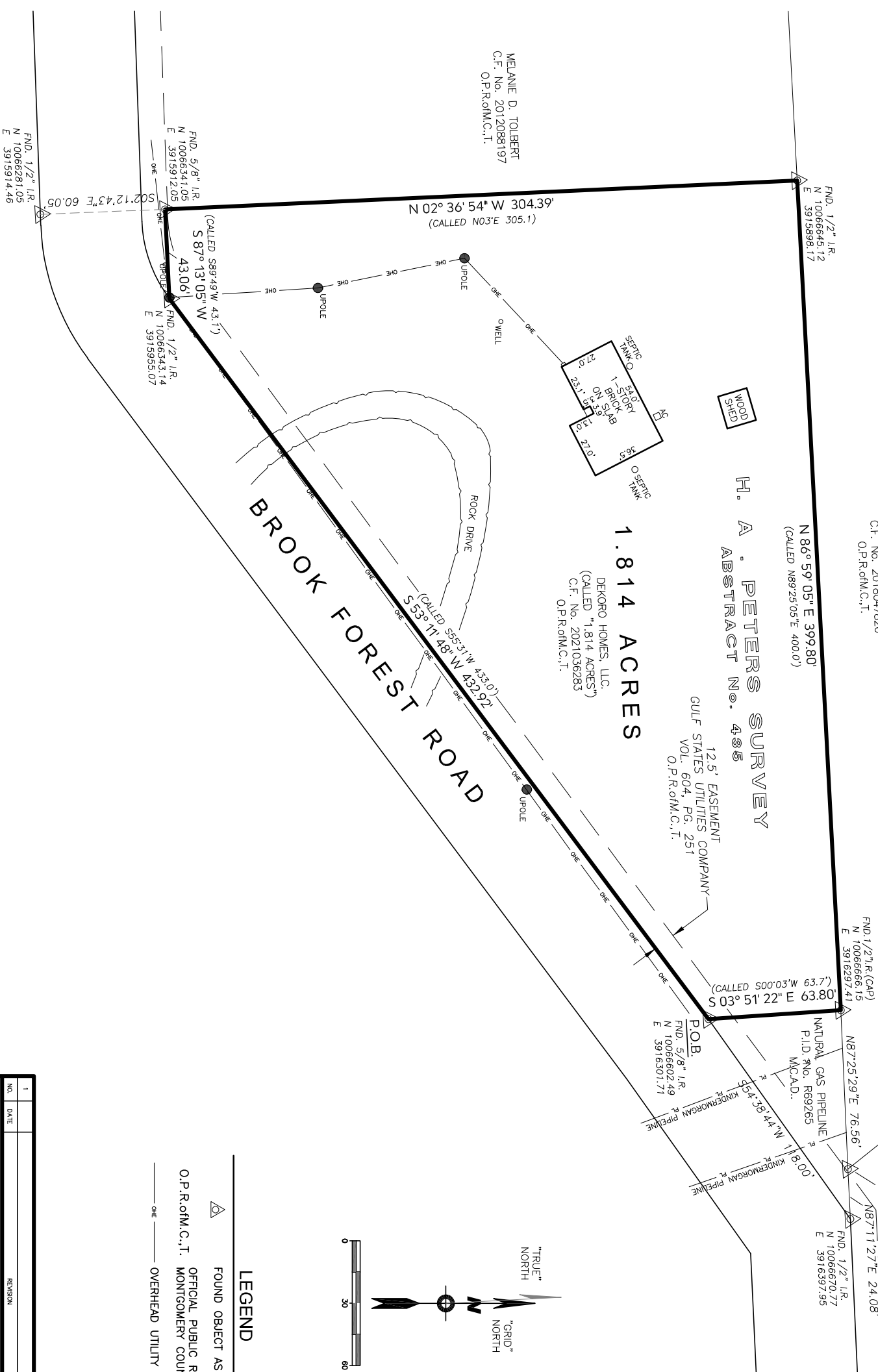
N 86° 59' 05" E 399.80'
 (CALLED N89°25'05" E 400.0')

H. A. PETERS SURVEY
ABSTRACT No. 435

12.5' EASEMENT
 GULF STATES UTILITIES COMPANY
 VOL. 604, PG. 251
 O.P.R.o.f.M.C.,T.

1.814 ACRES

DEKORO HOMES, LLC.
 (CALLED "1.814 ACRES")
 C.F. No. 2021036283
 O.P.R.o.f.M.C.,T.



LEGEND

- △ FOUND OBJECT AS SHOWN
- OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
- OVERHEAD UTILITY LINE(S)

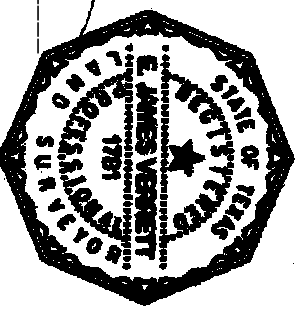
NOTES

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE ALLTERRA CENTRAL, TRIMBLE V.R.S. R.T.K. G.P.S. NETWORK, REFERENCED TO THE (N.A.D. 83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) USING GEIOD MODEL "GEIOD 18".
 COORDINATE, DISTANCE AND ELEVATION UNITS ARE U.S. SURVEY FEET.
 CONVERGENCE ANGLE: 03' 38" 28.18076",
 SCALE FACTOR = 0.999983655, COMBINED FACTOR = 0.999982875,
 AT THE P.O.B. THE MOST EASTERLY SOUTHEAST CORNER OF SUBJECT TRACT.
 ("CORPSCON 6.01" U.S.A.C.E.).
 SEE ACCOMPANYING DESCRIPTION.

CERTIFICATION OF SURVEYOR:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS IS A TRUE AND ACCURATE PLAT OF A 1.814 ACRES TRACT OF LAND IN THE H. A. PETERS SURVEY, ABSTRACT No. 435, MONTGOMERY COUNTY, TEXAS, PREPARED FROM THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION. NO ENCROACHMENTS, PROTRUSIONS OR CONFLICTS WERE OBSERVED AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN ON THIS PLAT.

E. James Verrett
 E. JAMES VERRETT, R.P.L.S. No. 1781



NO.	REVISION	APPROV.
1		
PLAT OF A 1.814 ACRES TRACT OF LAND IN THE H. A. PETERS SURVEY, ABSTRACT No. 435 MONTGOMERY COUNTY, TEXAS 23501 BROOK FOREST ROAD NEW CANEY, TEXAS 77367 PREPARED FOR: DEKORO HOMES, LLC		
3120 Central Mail Drive Port Arthur, TX 77642 409.247.7888 1019.4049		
Engineering F-16194 Surveying S-10194049		