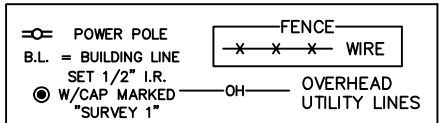


HICKORY HILLS  
(UNRECORDED)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WILLIAM E. BUCKLEY & ELOISE BUCKLEY, RECORDED IN COUNTY CLERK'S FILE NO. 772284 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 06-14-22, UNDER G.F. NO. 22339037705.
- PIPELINE RIGHT-OF-WAY EASEMENT AWARDED TO DIAMOND SHAMROCK CORPORATION IN JUDGMENT RESULTING FROM CONDEMNATION PROCEEDINGS STYLED DIAMOND SHAMROCK CORPORATION VERSUS TEXAS RESOURCES, INC., AND JULIA HAWES, DATED JULY 24, 1970, ENTERED IN CAUSE NO. 5111, OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).
- PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO SANTA FE PIPELINE COMPANY IN JUDGMENT RESULTING FROM CONDEMNATION PROCEEDINGS STYLED SANTA FE PIPELINE COMPANY VERSUS TEXAS RESOURCES, INC., AND JULIA HAWES, DATED SEPTEMBER 19, 1980, ENTERED IN CAUSE NO. 29,859, IN THE 9TH JUDICIAL DISTRICT COURT OF MONTGOMERY COUNTY, TEXAS (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).

LEGEND



TITLE COMPANY:	
JULIE NOLLKAMPER	281-357-8277
G.F. #: 22339037705	ISSUE DATE: 06-14-22

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 0.4573 ACRES (19,920 SQUARE FEET) SITUATED IN THE T. J. NICHOLS SURVEY, ABSTRACT 398, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.  
 TRACT 2: A TRACT OF LAND CONTAINING 0.4573 ACRES (19,920 SQUARE FEET) SITUATED IN THE T. J. NICHOLS SURVEY, ABSTRACT 398, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.  
 TRACT 3: A TRACT OF LAND CONTAINING 0.4573 ACRES (19,920 SQUARE FEET) SITUATED IN THE T. J. NICHOLS SURVEY, ABSTRACT 398, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

	SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 08, 2022 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 PROTRUSIONS EXCEPT AS SHOWN.	
	CLIENT: TBD ADDRESS: ELOISE DRIVE www.survey1inc.com survey1@survey1inc.com <b>Survey 1, Inc.</b> Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382	
FIELD CREW: WT DRAFTER: JB DATE: 06-23-22 JOB#: 6-112932-22		TECH: SF FINAL CHECK: SF