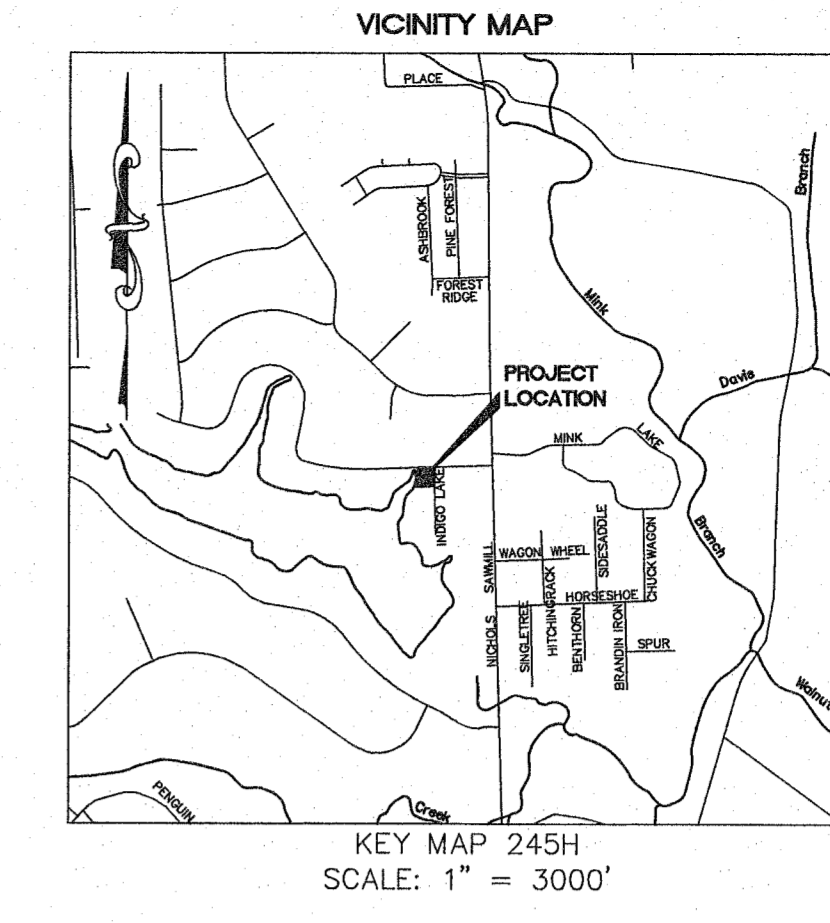
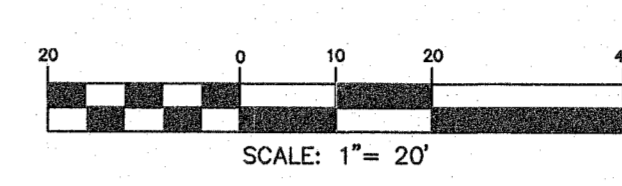
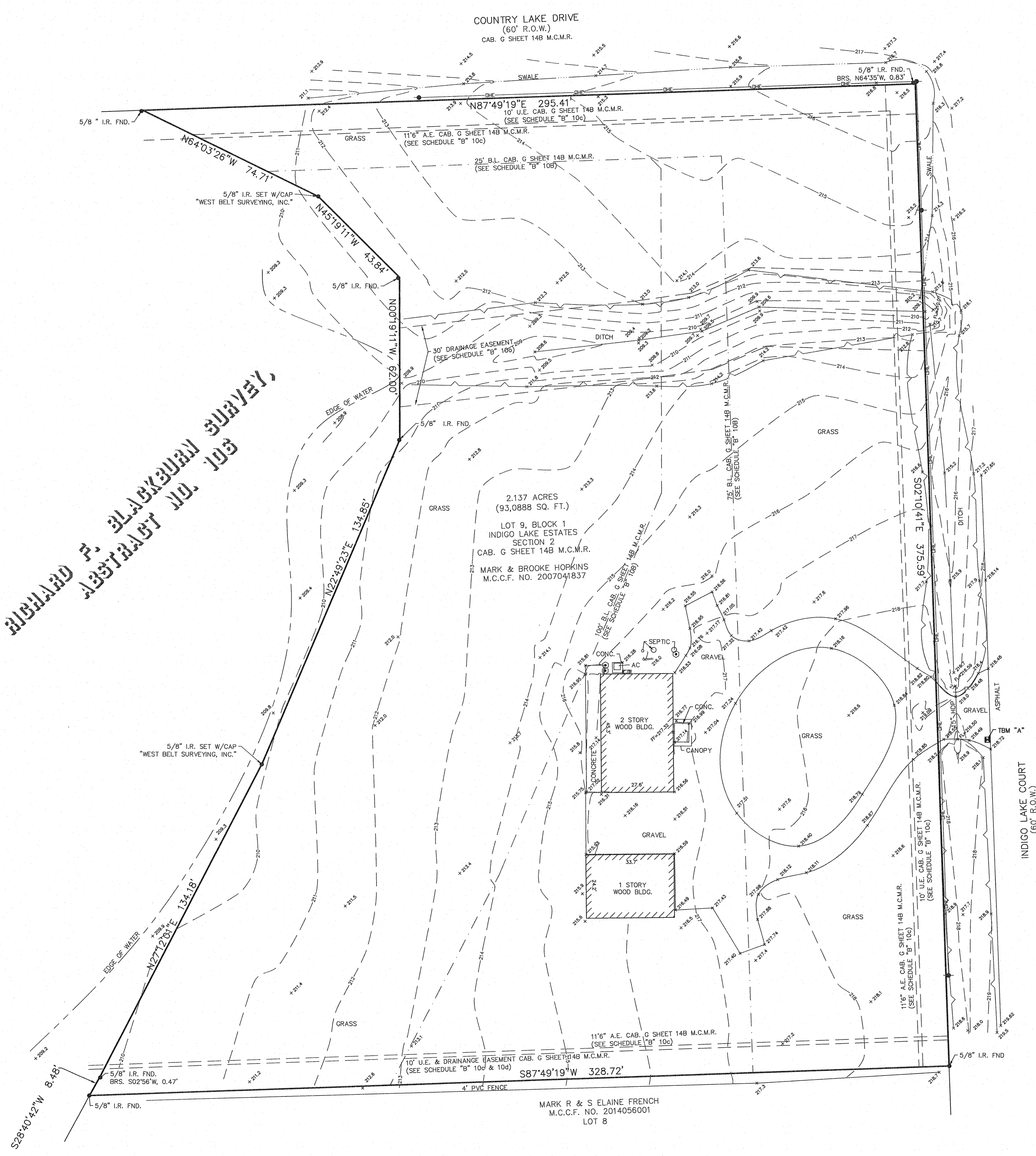


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Includes Xref(s):

**RICHARD F. BLACKBURN SURVEY,
ABSTRACT NO. 106**



- LEGEND**
- ⊠ BENCHMARK
 - CLEANOUT
 - GUY WIRE
 - POWER POLE
- ABBREVIATIONS**
- A.E.—AERIAL EASEMENT
 - B.L.—BUILDING LINE
 - BRS.—BEARS
 - CONC.—CONCRETE
 - FF—FINISH FLOOR
 - FL—FLOW LINE
 - FND.—FOUND
 - I.R.—IRON ROD
 - M.C.C.F.—MONTGOMERY COUNTY CLERK FILE
 - M.C.M.R.—MONTGOMERY COUNTY MAP RECORDS
 - OHE—OVERHEAD ELECTRIC
 - PVC—POLYVINYL CHLORIDE PIPE
- SURVEYOR'S NOTES:**

SURVEYOR'S REVIEW OF SCHEDULE B OF TITLE COMMITMENT

Note: Number corresponds to Item Number in Schedule B of Commitment. Surveyor's comments are shown in brackets [].

- 1 The following restrictive covenants of record itemized below: Those set forth in instruments recorded under County Clerk's File Nos. 9424677, 9635229, 99107318, 2001-075683, 2001-095020, 2002-034233, 2002-072961, 2004-124330, 2008-008626, 2011-103594, 2012-035884, 2013-025196, 2013-136118, 2013-136119, 2014004589, 2014-013430, 2014-089555, 2014-089556, 2016-003396, 2016-004374, 2016-058872, 2016-066397, 2016-069585, 2016-098460, 2017-004702, 2017-029128, 2017-033059, 2017-033580, 2017-050072, 2018-012545, 2018-028948, 2018-087949, 2018-101012 and 2019061452 of the Real Property Records of Montgomery County, Texas, and those imposed by the Map and Dedication recorded in Cabinet H, Sheets 14B and 15A of the Map Records of Montgomery County, Texas [no comment by the Surveyor].
- 2 - 9 Standard exceptions called to affect the subject tract in a general nature. [No comment by the Surveyor.]
- 10a Standard exceptions called to affect the subject tract in a general nature [no comment by the Surveyor].
- 10b Building set-back line 75 feet wide along the front property line, 25 feet wide along the side property lines, and 100 feet wide along the rear property of the subject property, as imposed by the Map and Dedication recorded in Cabinet H, Sheets 14B and 15A of the Map Records of Montgomery County, Texas [as shown hereon].
- 10c Easements 10 feet wide along the front and side property lines of the subject property, together with an unobstructed aerial easement 11 feet 6 inches wide from a plane 16 feet above the ground upward adjoining thereto for the use of public utilities, as imposed by the Map and Dedication recorded in Cabinet H, Sheets 14B and 15A of the Map Records of Montgomery County, Texas [as shown hereon].
- 10d Drainage easement 10 feet wide along the side property lines of the subject property for the use of public utilities, as imposed by the Map and Dedication recorded in Cabinet H, Sheets 14B and 15A of the Map Records of Montgomery County, Texas [as shown hereon].
- 10e Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose [no comment by the Surveyor].
- 10f - 10n Standard exceptions called to affect the subject tract in a general nature [no comment by the Surveyor].
- 10o Drainage easement 15 feet wide on each side of the centerline of all gullies, ravines and natural drainage courses on the herein described subject property, as imposed by the Map and Dedication recorded in Cabinet H, Sheets 14B and 15A of the Map Records of Montgomery County, Texas. [Owner Title Policy Only] [as shown hereon].

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 2. THE CAD FILE OF THE DRAWING SHOWN HEREIN IS BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE SURFACE VALUE (NAD83) AND MAY BE CONVERTED TO GRID BY SCALING THE DRAWING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99998551492.
 3. ACCORDING TO F.I.R.M. MAP NO. 48339C0475G (COMMUNITY-PANEL NO. 4804830475G), MAP REVISED DATE: JUNE 18, 2007. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD & ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.
- THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
4. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY ON-SITE OBSERVATION UNLESS OTHERWISE NOTED.
 5. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 20339035501. EFFECTIVE DATE: JULY 15, 2020. ISSUED DATE: JULY 31, 2020.

REFERENCE BENCHMARK:

NATIONAL GEODETIC SURVEY MARKER BL1869 IS A STAINLESS STEEL ROD STAMPED A 1281 1978 LOCATED IN THE WEST R.O.W OF NICHOLS SAWMILL RD. ±555' SOUTH FROM THE INTERSECTION OF NICHOLS SAWMILLS RD. AND UNITY PARK DRIVE. ELEVATION=231.75' (NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARKS:

TBM "A" - COTTON SPINDLE IN THE SOUTH SIDE OF THE GRAVEL DRIVEWAY AT ENTRANCE TO PROPERTY. ELEVATION=218.77'

DILLON BRADY

LAND TITLE & TOPOGRAPHIC SURVEY

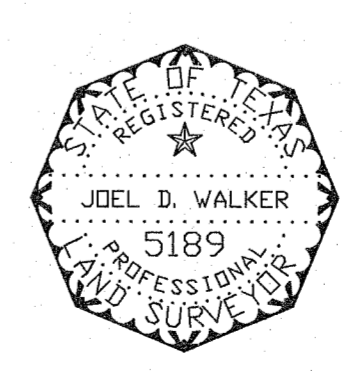
**LOT 9, BLOCK 1
INDIGO LAKE ESTATES
SECTION 2
OUT OF THE
RICHARD F.
BLACKBURN SURVEY
ABSTRACT NO. 106
MONTGOMERY COUNTY, TX**

WEST BELT SURVEYING, INC.

21020 PARK ROW KATY, TX. 77440
PHONE: (281) 590-8288 FAX: (281) 492-0020
CERTIFIED FIRM NO. 10073800

NO.	DATE	REVISIONS	BY

DRAWN BY: DB CHECKED BY: MDL
SCALE: 1"=20' APPROVED BY: JDW
PROJECT NO. S211-0002A DATE: AUGUST 8, 2020



TO: DILLON MICHAEL BRADY
PRIME LENDING
STEWART TITLE GUARANTY COMPANY

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

8/3/20
DATE

Joel D. Walker
JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189