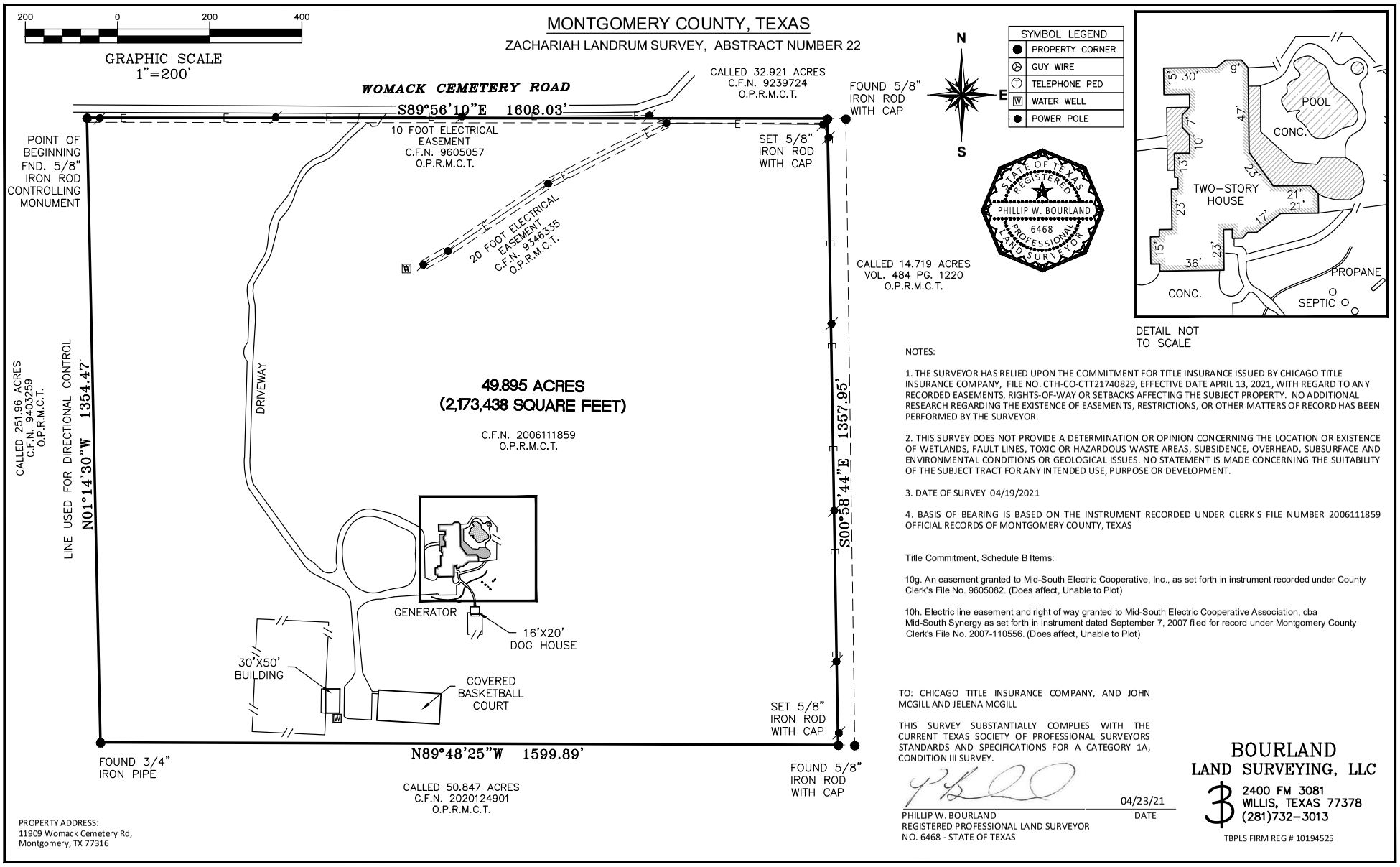
MONTGOMERY COUNTY, TEXAS

ZACHARIAH LANDRUM SURVEY, ABSTRACT NUMBER 22



DETAIL NOT TO SCALE

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. CTH-CO-CTT21740829, EFFECTIVE DATE APRIL 13, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 04/19/2021

4. BASIS OF BEARING IS BASED ON THE INSTRUMENT RECORDED UNDER CLERK'S FILE NUMBER 2006111859 OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS

Title Commitment, Schedule B Items:

10g. An easement granted to Mid-South Electric Cooperative, Inc., as set forth in instrument recorded under County Clerk's File No. 9605082. (Does affect, Unable to Plot)

10h. Electric line easement and right of way granted to Mid-South Electric Cooperative Association, dba Mid-South Synergy as set forth in instrument dated September 7, 2007 filed for record under Montgomery County Clerk's File No. 2007-110556. (Does affect, Unable to Plot)

TO: CHICAGO TITLE INSURANCE COMPANY, AND JOHN MCGILL AND JELENA MCGILL

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

04/23/21

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

DATE

BOURLAND
LAND SURVEYING, LLC
2400 FM 3081
WILLIS, TEXAS 77378
(281)732-3013
TBPLS FIRM REG # 10194525

PROPERTY ADDRESS:
11909 Womack Cemetery Rd,
Montgomery, TX 77316