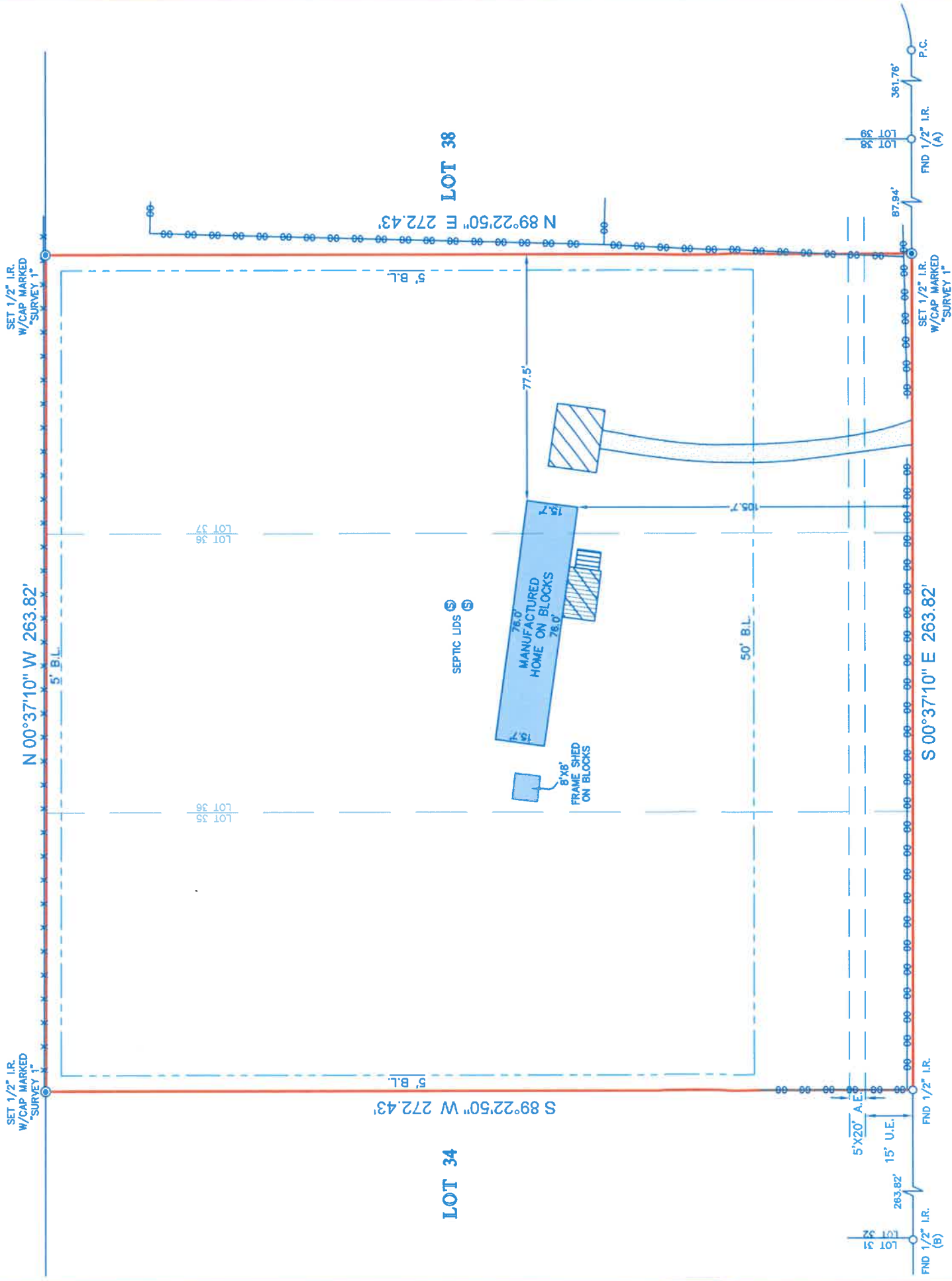




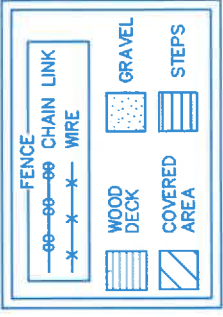
SCALE 1" = 40'

ANAMOROS REAL ESTATE LLC  
C.F. NO. 2016041171  
O.P.R.M.C.



### FERNE LEAF DRIVE (60' R.O.W.)

#### LEGEND



#### NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. 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. NOT EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JANUARY 19, 2023 UNDER G.F. NO. 2301646.
7. EASEMENT RECORDED IN VOL. 381, PG. 552 D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGAL DESCRIPTION: LOTS 35, 36 AND 37, OF WINCHESTER PLACE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SHEET 27-A OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: CREI VENTURES LLC A NEVADA LIMITED LIABILITY COMPANY

ADDRESS: 21198 FERNE LEAF DRIVE

SURVEYOR'S 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 JANUARY 19, 2023 AND THAT THIS SURVEY WAS SUBMITTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING BY THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



*Richard Fussell*  
RICHARD FUSSELL  
4148



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(281)393-1382 | Fax (281)393-1383



ISSUE DATE: JANUARY 19, 2023	FIELD CREW: LG	TECH: WS	DATE: 01-24-2023
G.F. #: 2301646	DRAFTER: JC	FINAL CHECK: EF	JOB#: 1-120084-23