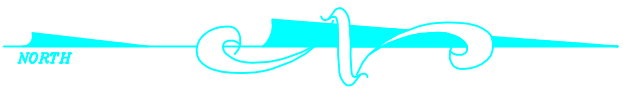
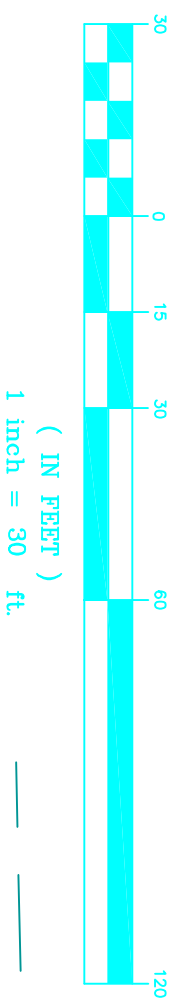


GRAPHIC SCALE



LEGEND

- ⊙ —MANHOLE
- ⊕ —TELEPHONE MANHOLE
- ⊖ —POWER POLE
- —SIGN
- ⊖ —WATER METER
- ⊖ —WATER VALVE
- ⊖ —MONITORING WELL
- ⊖ —LIGHT POLE
- (SE) —SET 5/8" CAPPED IRON ROD
- ⊖ —FIRE HYDRANT
- OHU —OVERHEAD UTILITY LINE
- —CHAIN LINK FENCE LINE
- —WOOD FENCE LINE
- X —BARBED-WIRE FENCE LINE
- —WROUGHT IRON FENCE LINE

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED HEREON, I, SCHEDULE 'B' OF THE TITLE COMMITMENT ISSUED BY TEXAS AMERICAN TITLE COMPANY UNDER G.S. NO. 2757022-09908, EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY, THERE MAY BE EASEMENTS/BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. BUILDING LINE RESTRICTIONS PER M.C.C.F. NO. 2018021609.
4. FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
5. BENCHMARKS AND DISTANCES SHOWN HEREON ARE BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 424.

FLOOD ZONE NOTE:

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE(S) 'X' OF THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, DATED 08/18/2011. A FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAND MAP AS FOLLOWS:

ZONE 'X' = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYED FOR: JL AMERICAN INC

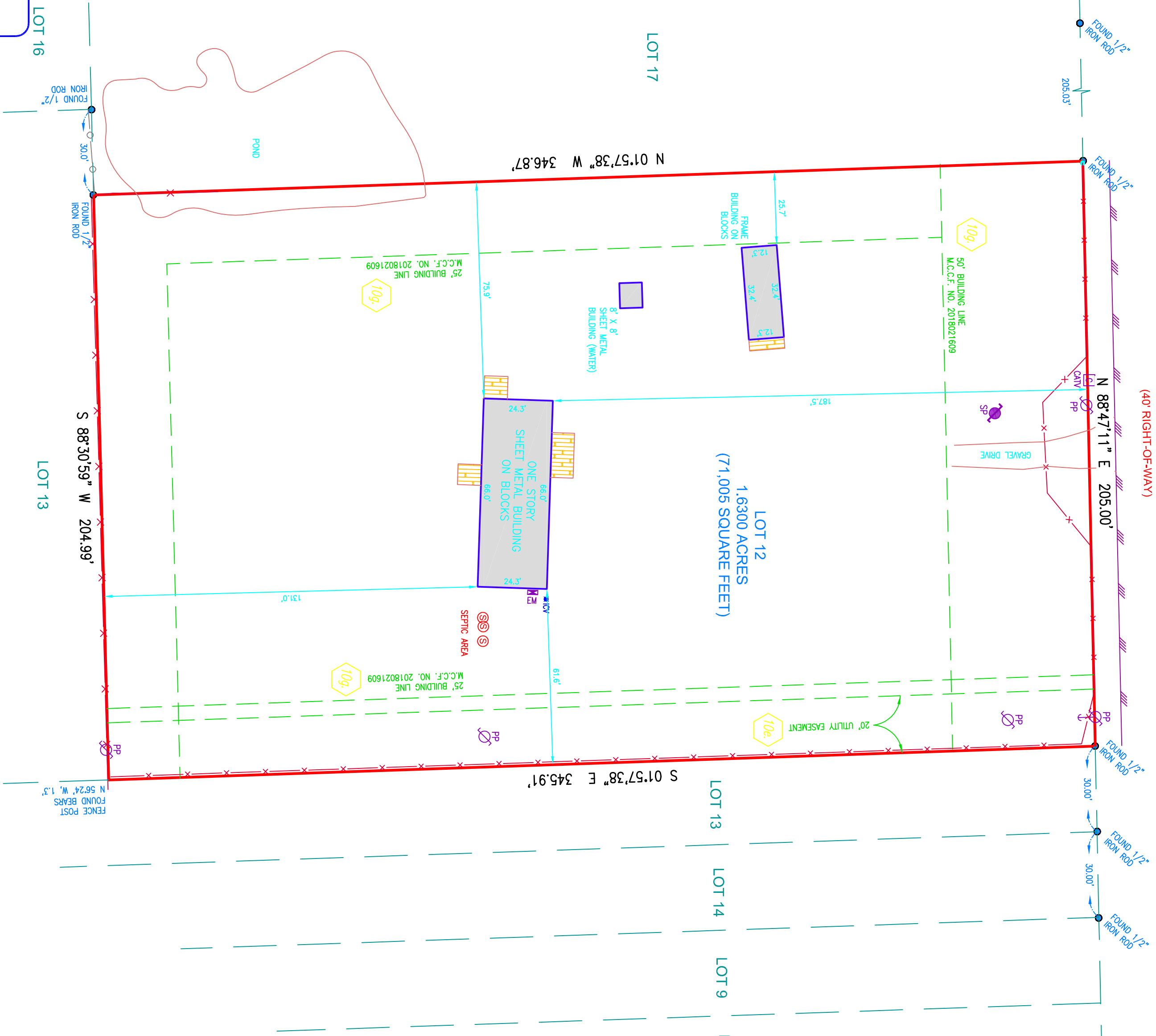
ADDRESS: 18338 PARKER ROAD, CLEVELAND, TEXAS 77328

TEXAS AMERICAN TITLE COMPANY

FIELD WORK: 12/19/22

JOB NUMBER: 121922

SCALE: 1" = 30'



PARKER ROAD
(40' RIGHT-OF-WAY)

SCHEDULE 'B' ITEMS:

- 10a. UTILITY EASEMENT TWENTY (20) FEET IN WIDTH ALONG THE EAST PROPERTY LINE(S), TOGETHER WITH AN AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON).
- 10b. DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF THE CENTERLINES OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED).
- 10c. A BUILDING SET-BACK LINE FIFTY (50) FEET IN WIDTH ALONG THE FRONT LINE, TWENTY-FIVE (25) FEET IN WIDTH ALONG THE SIDE AND REAR LINES, AS SET FORTH IN INSTRUMENT MONTGOMERY COUNTY TEXAS 2018021609 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY TEXAS. (DOES AFFECT SUBJECT TRACT AND IS PLOTTED HEREON).
- 10d. EASEMENT GRANTED TO SAM HOUSTON ELECTRIC COOPERATIVE, AS SET FORTH IN INSTRUMENT FILED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 8635924 AND 8635925. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED).
- 10e. SAM HOUSTON ELECTRIC COOPERATIVE, INC. UNDERGROUND EASEMENT FILED ON SEPTEMBER 30, 2019, UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2019090550. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED).
- 10f. PIPELINE EASEMENT GRANTED TO UNITED GAS PIPE LINE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 328, PAGE 239 AND VOLUME 328, PAGE 142, INSTRUMENT RECORDED IN VOLUME 328, PAGE 142, INSTRUMENT RECORDED IN VOLUME 328, PAGE 142, TRANSMISSION AND CONTRIBUTION OF TELECOMMUNICATIONS RIGHTS BY AND BETWEEN SEA BREEZE COMMUNICATION COMPANY AND KOCH GATEWAY PIPELINE COMPANY, AS SET OUT IN INSTRUMENT FILED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2000-104890. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED).
- 10g. RATIONIFICATION AND AMENDMENT OF PIPELINE EASEMENTS GRANTED TO GULF SOUTH PIPELINE COMPANY, LP, IN INSTRUMENT EXECUTED BY PAUL R. ZULIAN AND WIRE REBELCO, L.P., DATED OCTOBER 26, 2017, RECORDED UNDER MONTGOMERY COUNTY INSTRUMENT NO. 2017090001. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED).
- 10h. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AFFIDAVIT TO THE PUBLIC REGARDING ONSITE WASTEWATER TREATMENT'S SYSTEM, RECORDED ON MARCH 11, 2019, UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2019048755. (DOES AFFECT SUBJECT TRACT; DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED).

SURVEY OF

LOT TWELVE (12), OF PARKER ROAD ESTATES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, SHEET 4956, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSLATION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY EASEMENTS, BUILDING LINES, ETC. SHOWN AS DERIVED BY THE TITLE COMMITMENT.

G# 2757022-09908

EFF: 11/27/2022

of TEXAS AMERICAN TITLE COMPANY

12/19/2022

XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

