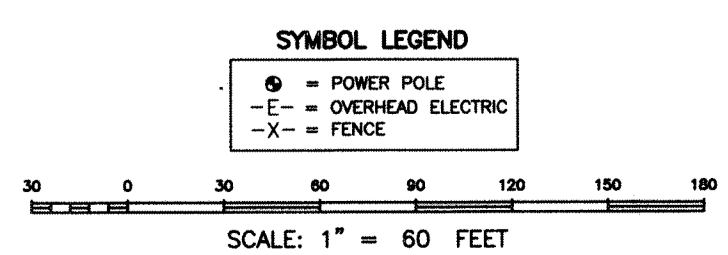




- GENERAL NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 - 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
 - 3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
 - 4) RESEARCH PROVIDED BY: FIDELITY NATIONAL TITLE COMPANY, O.F. No. F71-88-FAV2011478.
 - 5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
 - 6) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
 - 7) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
 - 8) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION (FOR INFORMATIONAL PURPOSES ONLY) THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.L.E.M. MAP NO. 48339C06000, DATED 8-18-2014.
 - 9) STATE CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND SUBMISSION RE-PLATTING MAY AFFECT THIS TRACT AND SHOULD BE REVIEWED BY THE CLIENT.
 - 10) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "HLS 5815".

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.



SURVEY PREPARED FOR: STUBLER FIDUCIARY SERVICES, LLC ESTATE OF MODY BOATRIGHT

DESCRIPTION OF PROPERTY:
3.65 ACRES, BEING LOT 1 OF WATSON'S SUBDIVISION AS RECORDED IN VOLUME 35, PAGE 454 DEED RECORDS MONTGOMERY COUNTY, TEXAS & BEING THE SAME CALLED 5 ACRE TRACT AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE No. 2008104268 & BEING SITUATED IN THE HENRY A. PETERS SURVEY, A-435, MONTGOMERY COUNTY, TEXAS.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, MAY 23, 2023.

[Signature]

HUMBLE SURVEYING COMPANY
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Cleveland, TX 77327
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File Name: 23-086.dwg
Scale: 1" = 60' Date: 6-23-2023
Drawn by: FG Surveyed by: AG-JL