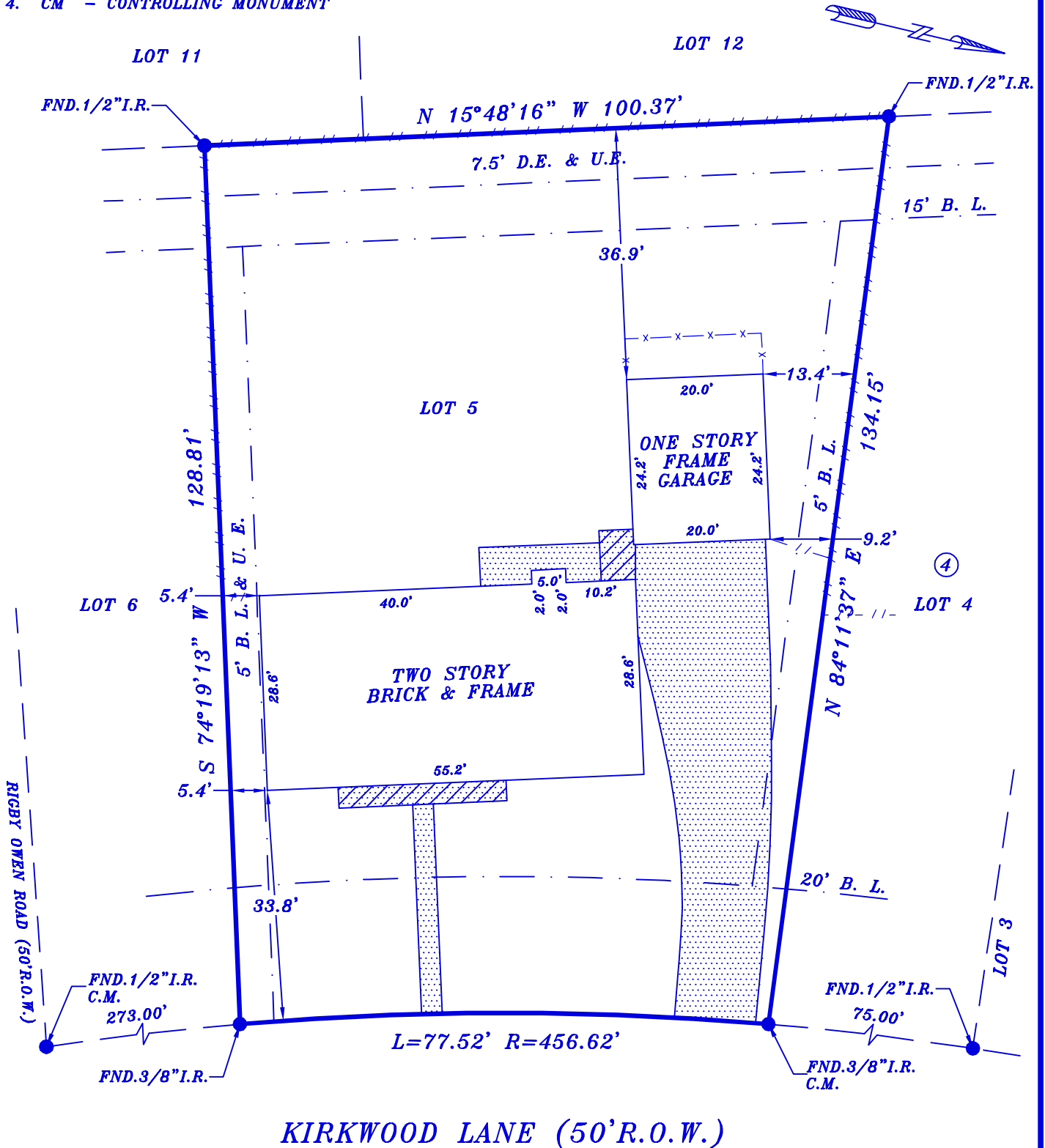


NOTES:

1. BEARINGS ARE BASED ON RECORDED PLAT.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
4. "CM" - CONTROLLING MONUMENT



BORROWER: K5 FLIPPERS, LLC
ADDRESS: 108 KIRKWOOD LANE, CONROE, TEXAS 77304

LEGAL DESCRIPTION: LOT 5, IN BLOCK 4, OF WROXTON ESTATES SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 421, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

This lot DOES NOT lie in the 100 year flood plain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48339C0380G dated 08/18/2014.
 No responsibility assumed for Flood Plain Determination or Floodway.

LENDER: SCHUMER-YARBROUGH DEVELOPMENT, LLC

TITLE COMPANY: CAPITAL TITLE

G.F. NO. 23-757798-LG

SCALE: 1"=20'

DATE: 09-21-23

JOB NO.

DRAFTED BY: CMS



I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G.P. No. 23-757798-LG. This survey is certified for this transaction only.

David Hoskins

TEXAS STAR SURVEYING

FIRM NO. 10137800
 P. O. BOX 890433, HOUSTON, TEXAS 77289
 PHONE (281) 331-8414 FAX (281) 486-0642