

Notes:
 1. Basis of bearings: East line of subject property per recorded deed.
 2. Subject to a 10 foot wide easement with a 10 foot by 16 foot aerial easement granted to Reliant Energy, Incorporated CF No. 2000-014703 R.P.R.M.C.T.

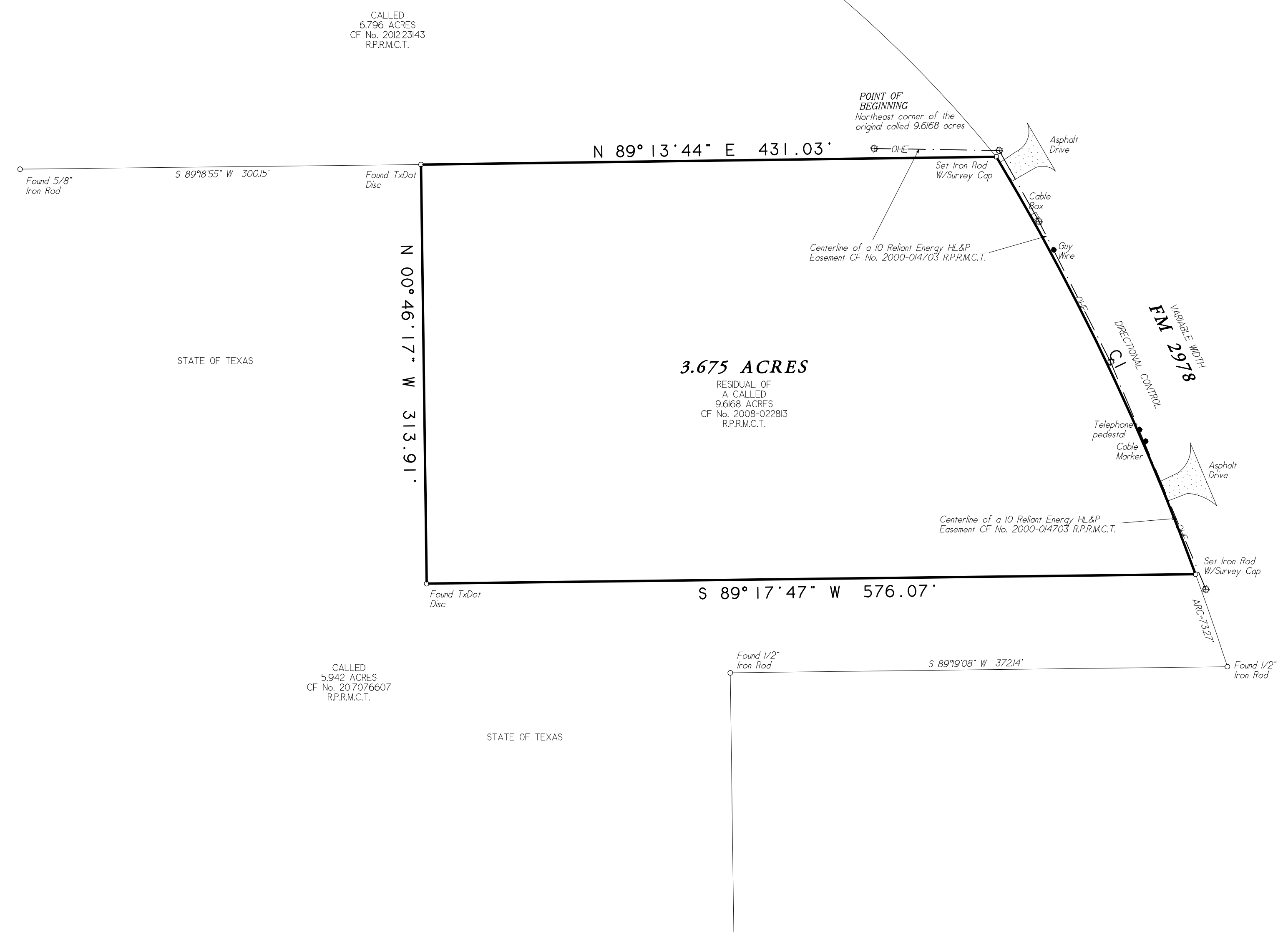
⊕ - POWER POLE
 OHE - OVER HEAD ELECTRIC

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	10°44'43"	1849.88'	346.92'	173.97'	346.42'	S 25°31'22" E

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0515G dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

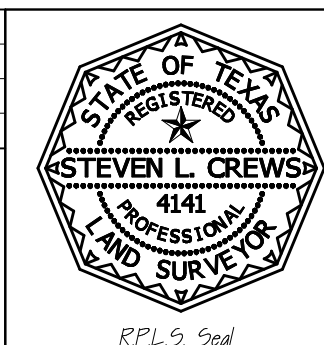


CALLLED
 5.942 ACRES
 CF No. 2017076607
 R.P.R.M.C.T.

Being a 3.675 acre tract of land situated in the James Brown Survey, Abstract Number 78, Montgomery County, Texas, and being out of and part of a called 9.6168 acres as described in deed recorded in Clerk's File Number 2008-022813 of the Real Property Records of Montgomery County, Texas.

Date: December 29, 2020	GF No. 2233930
Job No. 20-0336	Scale: 1" = 60' (18x24)
Address: 28713 FM 2978	Drawn By: EEC
City, State: Magnolia, Texas	Zip: 77354 Rev: 8/5/22

C & C Surveying, Inc.
 Firm Number 10009400
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-356-5172
 Email: survey@ccsurveying.com Web: www.ccsurveying.com



Certified To: Stewart Title Insurance Company
 Client: M Estates LLC

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Steven L. Crews
 Steven L. Crews R.P.L.S. # 4141