

SURVEY OF

17.67 ACRES
OUT OF 200.47 ACRES

LOCATED IN THE J. WOOD SURVEY, ABSTRACT NO. A-604

BASED ON THE DEED THEREOF RECORDED IN


COUNTY CLERK'S FILE 2020-110295

THE DEED RECORDS MONTGOMERY COUNTY, TEXAS

REF : JOHNSON G. F. 2202497 DATE : AUG. 8, 2022

TO ROBERT JOHNSON, BRITTANY JOHNSON, & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

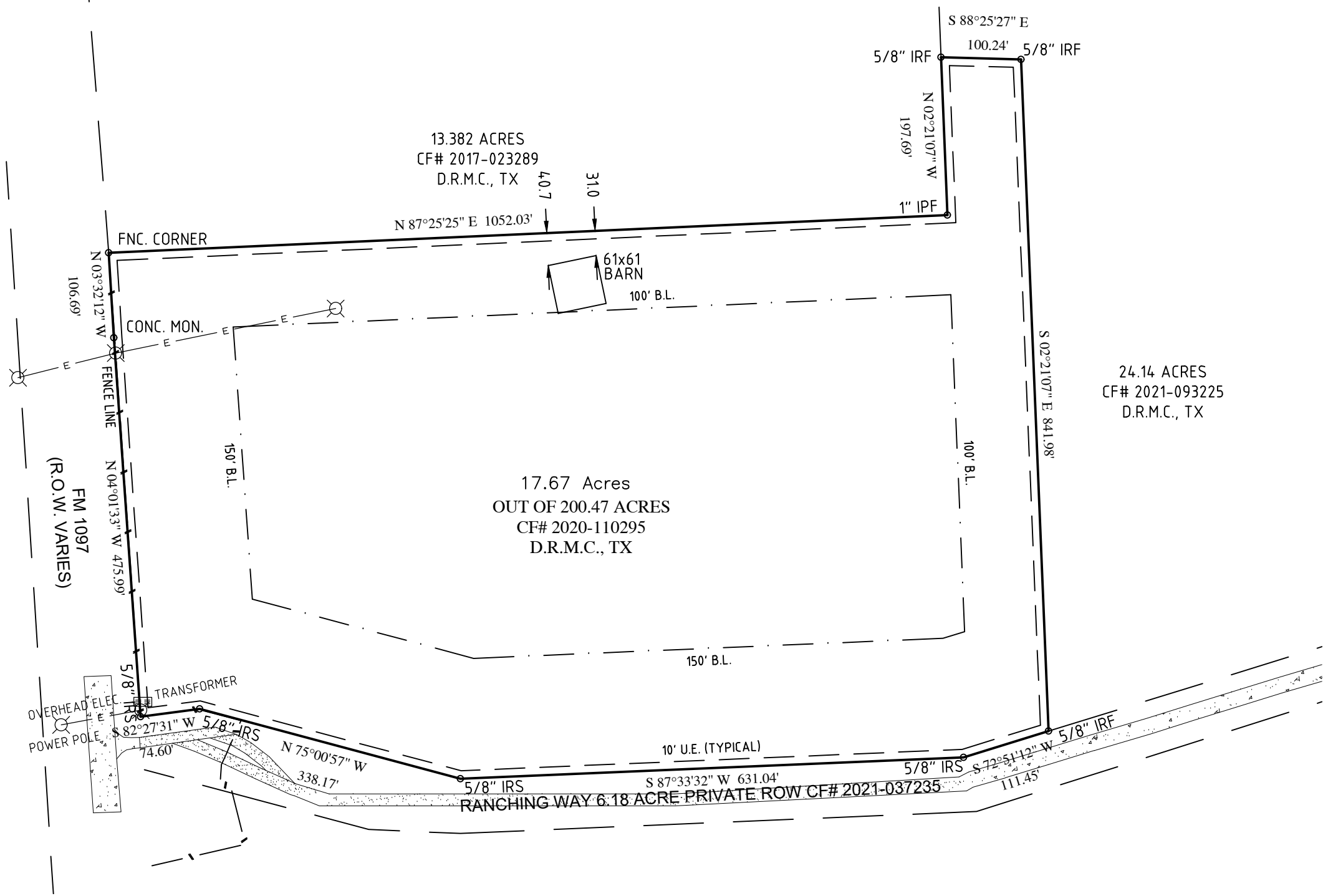

MICHAEL WARREN R.P.L.S. # 4935



24.14 ACRES
CF# 2021-093225
D.R.M.C., TX

17.67 Acres
OUT OF 200.47 ACRES
CF# 2020-110295
D.R.M.C., TX

13.382 ACRES
CF# 2017-023289
D.R.M.C., TX



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD, 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (G.F. No. 2202497) DATED JULY 19, 2022, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN CLERK'S FILE No.S 2020-031459 & 2021-038567.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN

10) Easement granted to Magnolia Petroleum Company in instrument executed by Ann Macklin, dated February 28, 1912, recorded in Volume 72, Page 123, of the Deed Records of Montgomery County, Texas, Right of Way to H & W Construction, Inc. filed under Clerk's File No. 2001006112 and an assignment of Telecommunication Rights to Sea Breeze Communication Company filed under Clerk's File No. 2001006557 of the Real Property Records of Montgomery County, Texas.
a release from H & W Construction, Inc. filed under Clerk's File No. 2006-009261 of the Real Property Records of Montgomery County, Texas, A Partial Release of Easements from Sea Breeze Communication Company filed under Clerk's File No. 2016067606 of the Real Property Records of Montgomery County, Texas. (NO PIPELINE OR TELECOMMUNICATIONS MARKERS WERE OBSERVED ON PROPERTY AT THE TIME OF SURVEY)

11) Easement granted to Gulf States Utilities Company in instrument executed by Wert Sharp, dated January 5, 1965, recorded in Volume 674 Page 333, of the Deed Records of Montgomery County, Texas. (DOES NOT EFFECT SUBJECT TRACT)

12) Easement granted to Mid-South Electric Cooperative, Inc. in instrument executed by Susan Balette, dated September 29, 1993, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 94.10963. (BLANKET EASEMENT, 20' AROUND POWERLINES)

13) Easement granted to Dobbin-Plantersville Water Supply Corp. in instrument executed by Jules and Susan Balette, dated August 24, 1994, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2000-088330. (NO WATERLINES WERE OBSERVED ON PROPERTY AT THE TIME OF SURVEY)

14) Easement granted to Entergy Gulf States, Inc. in instrument executed by Jules Balette and Susan Balette, dated March 25, 2004, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No.2004-074703. (DOES NOT EFFECT SUBJECT TRACT)

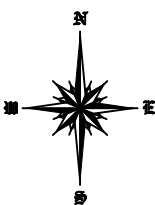
15) Terms, conditions and provisions of that certain Reciprocal Easement Agreement by and between L. D. Jacobs, Trustee and Dorothy Sharp, et al as set forth in instrument filed under Clerk's File No. 9662232 of the Real Property Records of Montgomery County, Texas. (DOES NOT EFFECT SUBJECT TRACT)

16) Terms, conditions and provisions of those certain Boundary Agreements as set forth in instruments filed under Clerk's File No. 9662230 and 9622231 of the Real Property Records of Montgomery County, Texas. (DOES NOT EFFECT SUBJECT TRACT)

17) Easements granted to Montgomery County, Texas as set forth in instruments recorded in Volume 459, Page 504, Volume 459, Page 509, Volume 188, Page 33 of the Deed Records of Montgomery County, Texas.

18) Property subject to a Blanket Maintenance Easement granted to Mid-South Electric Cooperative Association as recorded under Clerk's File No. 2021113819.

19) Property not subject to Terms, conditions, stipulations, & easements contained an Easement Maintenance Agreement as recorded under Clerk's File No.S 2021-049565, 2021-064670, 2021-065356, 2021-070299, 2021-071463, 2021-093226, 2021-112996, & 2021-113122.



LINE & SYMBOL LEGEND

- 1) IRF= IRON ROD FOUND
- 2) IRS= IRON ROD SET, CAPPED "SURVTECH"
- 3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
- 4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
- 5) BL= BUILDING LINE
- 6) UE= UTILITY EASEMENT
- 7) DE= DRAINAGE EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED



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