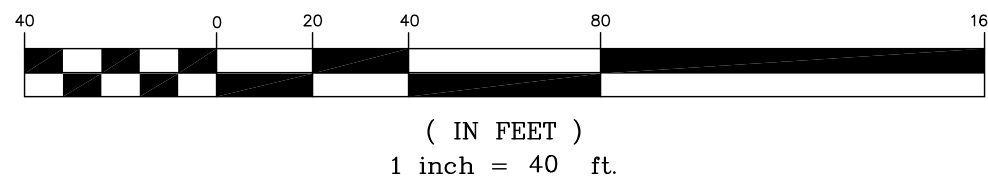


MARY OWENS SURVEY, ABSTRACT NO. 405  
MONTGOMERY COUNTY, TEXAS

GRAPHIC SCALE



SCHEDULE "B" ITEMS:

- 10c. EASEMENT:  
RECORDED: AUGUST 27, 1980 IN COUNTY CLERK'S FILE NO. 8029134, OF THE OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.  
(DOES AFFECT SUBJECT TRACT; EASEMENT DESCRIPTION IS BLANKET IN NATURE AND CANNOT BE PLOTTED AS DESCRIBED.)
- 10c. EASEMENT: RIGHT OF WAY  
RECORDED: JANUARY 18, 2006 IN COUNTY CLERK'S FILE NO. 2006-005617, OF THE OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.  
(DOES AFFECT SUBJECT TRACT; EASEMENT DESCRIPTION CANNOT BE PLOTTED BY DOCUMENT AS DESCRIBED.)

LEGEND

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

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY UNDER G.F. NO. 2706617-12232; 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 THE RECORDED SUBDIVISION PLAT.
4. FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
5. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS TEXAS SOUTH CENTRAL ZONE NUMBER 4204.

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, COMMUNITY PANEL OR MAP NUMBER 40339C 0750H, BEARING AN EFFECTIVE DATE OF 08/16/2014. 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 SAID MAP AS FOLLOWS:

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

US HIGHWAY 59  
(320' RIGHT-OF-WAY)

0.0788 ACRE  
(3,433 SQUARE FEET)  
DEDICATED TO THE PUBLIC  
FOR RIGHT-OF-WAY PURPOSES  
M.C.C.F. NO. 2007-096170

N 12°48'02" E 343.32'

FOUND 1/2" IRON ROD

WEST FORD ROAD  
(40' RIGHT-OF-WAY)

KONSTANTIN NIKOLADIS  
CALLED 0.82 ACRES  
M.C.C.F. NO. 2002-084952

RESTRICTED RESERVE "B"  
(VACANT AND HEAVILY WOODED)

CHAMPAK G. PATEL  
4.6835 ACRES  
(204,012 SQUARE FEET)  
M.C.C.F. NO. 2008103562

RESTRICTED RESERVE "A"  
CALLED 2.870 ACRES  
(125,000 SQUARE FEET)  
JRB ACRES  
CABINET "X", SHEET 107 M.C.P.R.

KONSTANTIN NIKOLADIS  
CALLED 5.000 ACRES  
M.C.C.F. NO. 8104257

N 84°46'28" E 632.85'

S 84°46'11" W 617.07'

FERMINDO SUAZAR AND  
CAMILLE SUAZAR  
CALLED 1.100 ACRES  
M.C.C.F. NO. 2008-098880

ERRI BLACK AND NYALYA BLACK  
CALLED 1.044 ACRES  
M.C.C.F. NO. 2020-078882

**BOUNDARY SURVEY OF**  
RESTRICTED RESERVE "B", JRB ACRES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET X, SHEET 107, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.0788 ACRE TRACT WHICH WAS CONVEYED BY SUPREME PROPERTIES, LLC TO STATE OF TEXAS, BY DEED DATED APRIL 19, 2007 AND RECORDED ON AUGUST 15, 2007 UNDER COUNTY CLERK'S FILE NO. 2007-096170, OFFICIAL PUBLIC 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 TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

G.F. 2706617-12232  
EFF: 03/15/2022  
of FIRST AMERICAN TITLE GUARANTY COMPANY

Xavier Chapa 03/15/2022  
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

SURVEYED FOR: TEXMAR GROUP LLC AND MOHAMED EL ATTAR	
ADDRESS: 0 US HIGHWAY 59, MONTGOMERY, TEXAS	
FIRST AMERICAN TITLE INSURANCE COMPANY	JOB NUMBER: 030922
FIELD WORK: 03/15/2022	SCALE: 1" = 40'