

| Curve Table |        |        |              |                          |
|-------------|--------|--------|--------------|--------------------------|
| Curve #     | Length | Radius | Delta        | Chord Bearing & Distance |
| C1          | 77.01  | 805.00 | 005° 28' 52" | S68° 09' 58"E 76.98      |
| C2          | 77.00  | 805.00 | 005° 28' 50" | S73° 38' 49"E 76.97      |
| C3          | 76.99  | 805.00 | 005° 28' 47" | N62° 41' 09"W 76.96      |

Elevation Notes:


- 1) The Subject Property Lies in Zone "X" areas determined to be outside of the 1% annual Chance Flood Hazard (100 year Floodplain) according to the FEMA F.I.R.M. Panel No. 48471C0370D, Dated 8/16/2011 for Walker County, Texas.
- 2) Elevations are based upon GPS Observations, and are adjusted to NAVD '88, GEOID 12B Datum as provided by NGS Update, September 11, 2012.
- 3) The Temporary Benchmark set on this Tract of land is a 60D nail set in Asphalt on Green Briar Drive. Elevation is 373.89'. (See Note 2)

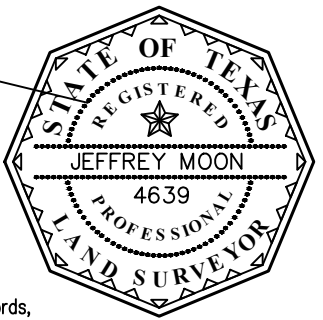
LAND TITLE SURVEY  
 LOT 3 IN BLOCK 29 OF ELKINS LAKE, SECTION 3  
 IN THE J. O'BANNION SURVEY, A-426  
 WALKER COUNTY, TEXAS

REF: VOL. 1, PG. 3 PLAT RECORDS  
 Scale: 1" = 40' Date: December 11, 2023  
 Revised to add forms: March 26, 2024  
 Address: 1875 Green Briar Dr., Huntsville, Texas 77340







To: Ajibola Mack Adedipe, Aristides Garcia Homes, LLC  
and Fidelity National Title Insurance Company,  
 Exclusively

I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III, TSPS Land Title Survey.

  
 Jeffrey Moon  
 Registered Professional  
 Land Surveyor No. 4639



**LEGEND**

-  Telephone Pedestal (TPED)
-  Cable Pedestal (CPED)
-  Electrical Transformer
-  Property Corner
-  Chainlink Fence
-  Wood Fence

- Notes:
- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
  - 2) All 5/8" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
  - 3) This plat of survey has been performed with reliance upon title examination and abstracting performed by Fidelity National Title Insurance Company under G.F. number 202329629 with an effective date of November 27, 2023. This surveyor has not abstracted the subject tract.

Schedule B 1: The following restrictive covenants of record: Volume 240, Page 615, Volume 174, Page 609, Deed Records; Volume 92, Page 402, Official Records, Walker County, Texas.

10(a): 25' building lines, 5' building side setback lines and utility easements, 15' rear utility easements as shown on the plat recorded in Volume 174, Page 609 Deed Records and in restrictive instrument recorded in Volume 240, Page 615 Deed Records of Walker County, Texas. (Shown on Survey)

GF# 202329629 File # 23-T-203 Lot 3 Blk 29 Form (JS) Book LL Pg  
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305  
 T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281  
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