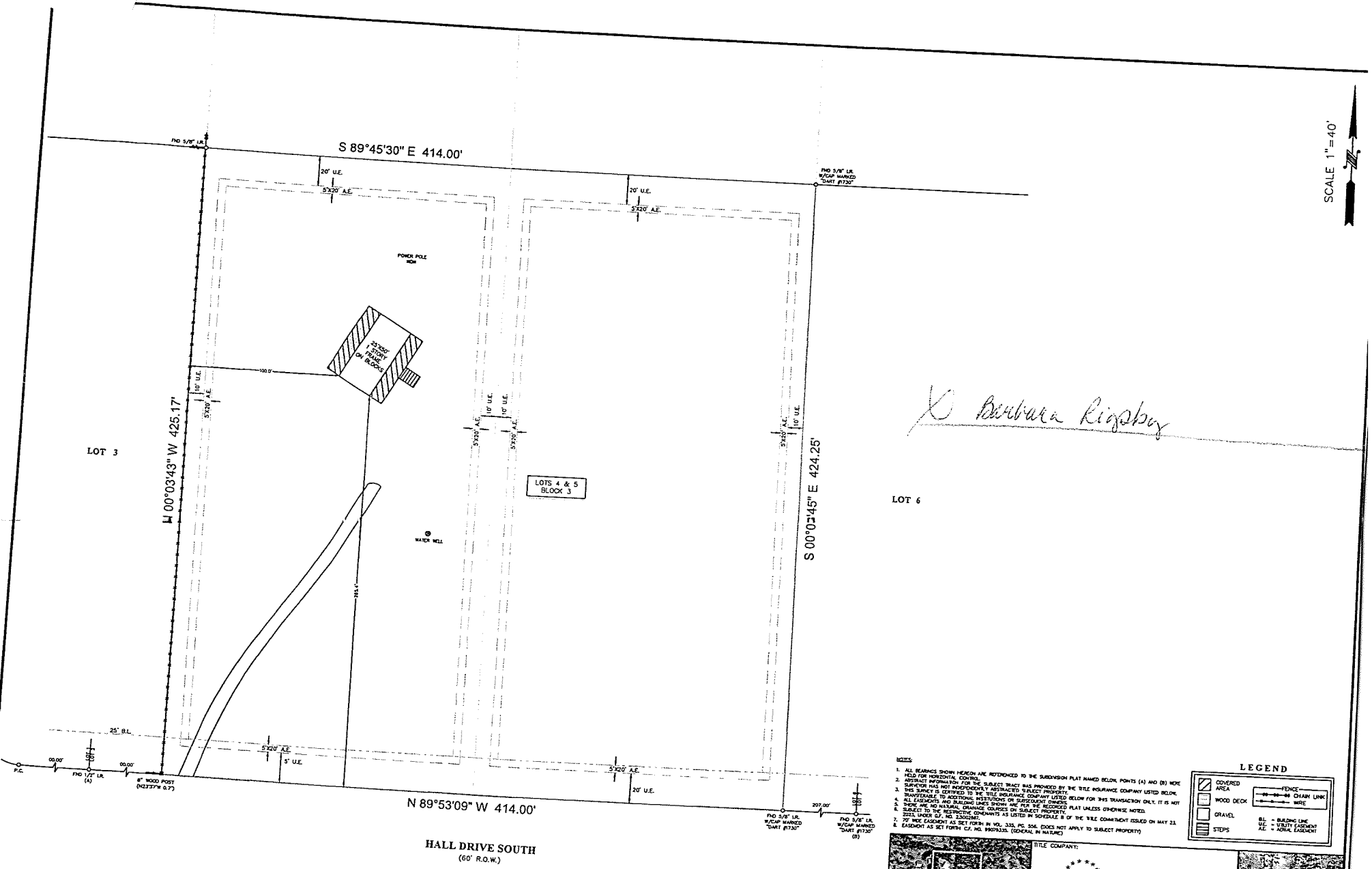
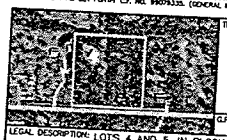


NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 23, 2023, UNDER G.F. NO. 23002887.
7. 20' WCC EASEMENT AS SET FORTH IN VOL. 333, PG. 554. (DOES NOT APPLY TO SUBJECT PROPERTY)
8. EASEMENT AS SET FORTH C.F. NO. 9907 9335. (GENERAL IN NATURE)

LEGEND

COVERED AREA
WOOD DECK
GRAVEL
STEPS
FENCE: CHAIN LINK, WIRE
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT



TITLE COMPANY:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

281-255-0364

G.F. #: 23002887

ISSUE DATE: MAY 23, 2023

LEGAL DESCRIPTION: LOTS 4 AND 5, IN BLOCK 3 OF CONVENIENT COUNTRY ESTATES, PHASE TWO, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET "H", SHEET 79B AND 80A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS REGISTERED 4168 PROFESSIONAL LAND SURVEYOR

RICHARD FUSSELL
RPLS #4168

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A JUNE 2, 2023 AND THAT THE LAYOUT MY SIGNATURE ON WITH THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR OVERLAPPING EXCEPT AS SHOWN.

CLIENT: TBD

ADDRESS: 222 HALL DRIVE SOUTH

www.surveyinc.com
survey1@surveyinc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1362

FIELD CREW: CM	TECH: EF
DRAFTER: MH	FINAL CHECK: EF
DATE: JUNE 6, 2023	
JOB# 5-124247-23	