

<u>NOTES</u>

2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.

1. FENCES MEANDER.

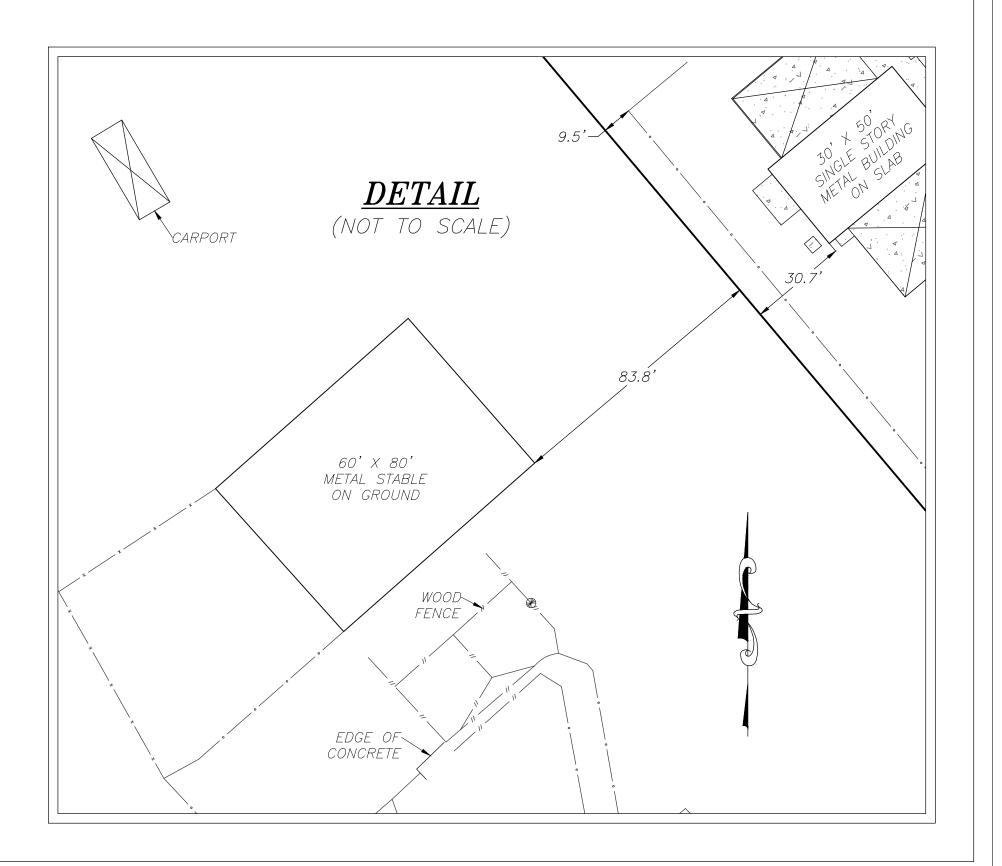
- 3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006964.
- 4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48477C0425D, DATED 05/16/2019, THIS TRACT DOES NOT LIE WITHIN ZONE A OR AE.
- 5. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 23–615–WASH, DATED 12/03/2023 PROVIDED BY BLUEBONNET ABSTRACT AND TITLE, LLC AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
- 6. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1A, CONDITION IV STANDARD LAND SURVEY.
- 7. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 23007279(02)_TRACT 2 13.22 AC_FND.DOCX

NOTES CORRESPONDING TO SCHEDULE B

PARENT TRACT THREE: 4.113 ACRES 10(uu.) RIGHT-OF-WAY EASEMENT PER VOL. 514, PG. 336, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

PARENT TRACT FOUR: 95.29 ACRES

10(bbb.) RIGHT-OF-WAY EASEMENT PER VOL. 677, PG. 318, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS. 10(ddd.) RIGHT—OF—WAY EASEMENT PER VOL. 1432, PG. 340, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS. 10(ggg.) RIGHT-OF-WAY EASEMENT PER VOL. 1690, PG. 76, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.





TO MMCKBB LLC AND BLUEBONNET ABSTRACT AND TITLE, LLC EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND IN APRIL OF 2024: THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE BILLY A. PATTERSON, R.P.L.S. NO. 6030 FIRM NO. 10193726

19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079 (713) 468-6000

WASHINGTON COUNTY, TEXAS