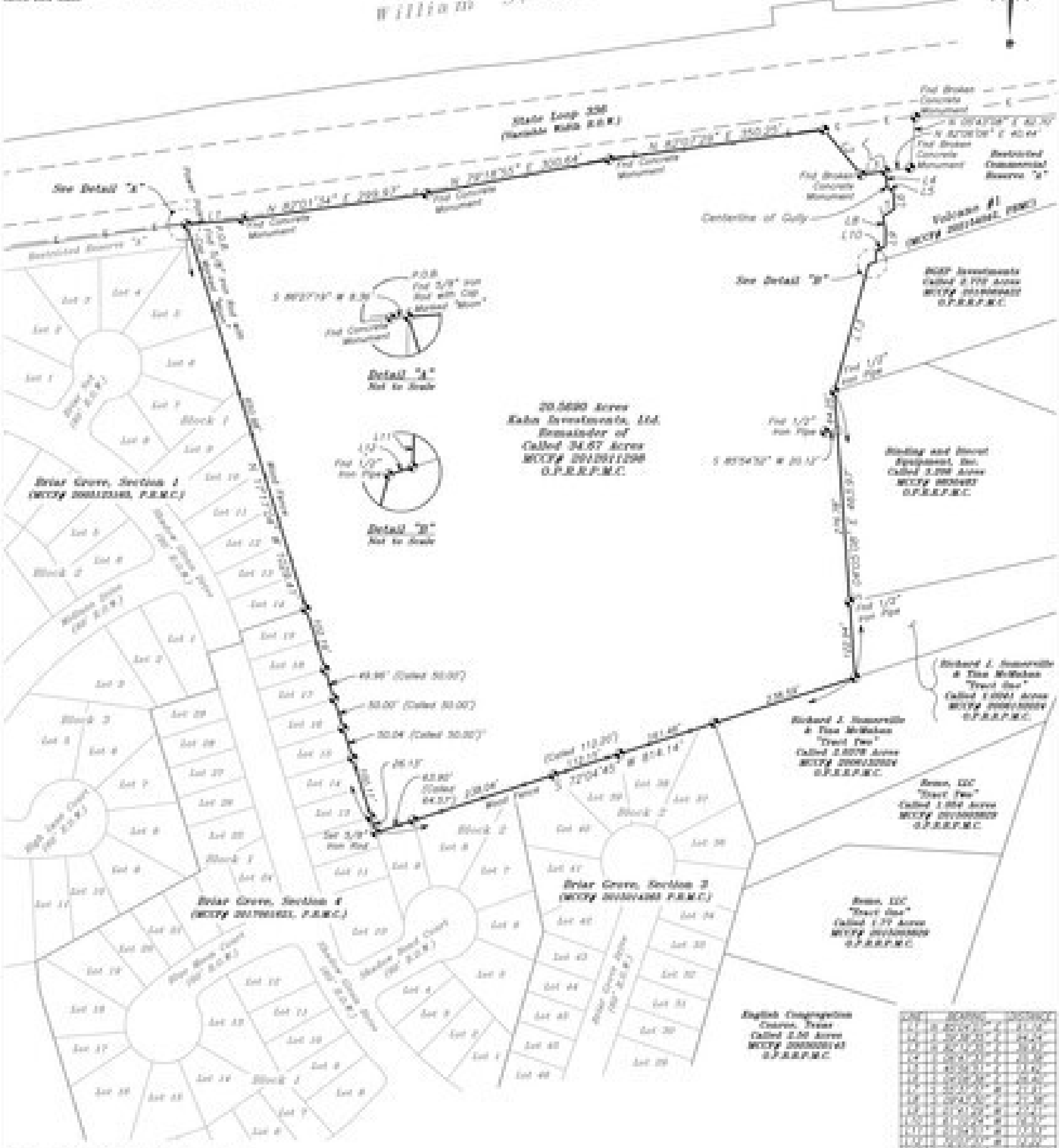
Notes:
Only those items noted in the title commitment issued by Stewart Title Guaranty Company
G.F.No.: 2132058 Effective Date: November 14, 2021

According to Schedule B of the above noted title commitment, none of the items listed apply to the subject tract.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83



LEGEND	
Fence Line	—x—
Overhead Powerline	—E—
Building Line	
Utility Easement	
Found 1/2" Iron Rod (Unless Noted)	●

GRAPHIC SCALE IN FEET

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 6th day of December, 2021.

Kenneth E. Sandy
Registered Professional
Land Surveyor No. 5730

MAP OF SURVEY OF

20.5680 ACRES OF LAND, SITUATED IN THE WILLIAM S. ALLEN SURVEY, A-2, MONTGOMERY COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 34.67 ACRE TRACT DESCRIBED IN INSTRUMENT TO KAHN INVESTMENTS, LTD. IN MONTGOMERY COUNTY CLERK FILE NO. 2012011298, BEING FURTHER DESCRIBED IN DESCRIBED IN INSTRUMENT TO W.F. NEWTON IN VOLUME 535, PAGE 542, ALL OF WHICH IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83.

WASHBURN & COMPANY
LAND SURVEYORS
Residential, Commercial, Construction, Industrial, Alta Surveys, Flood Certificates
P.O. Box 402
Cleveland, Texas 77328
P: 281-432-1665
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December 6, 2021
Scale: 100'