



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE

( IN FEET )

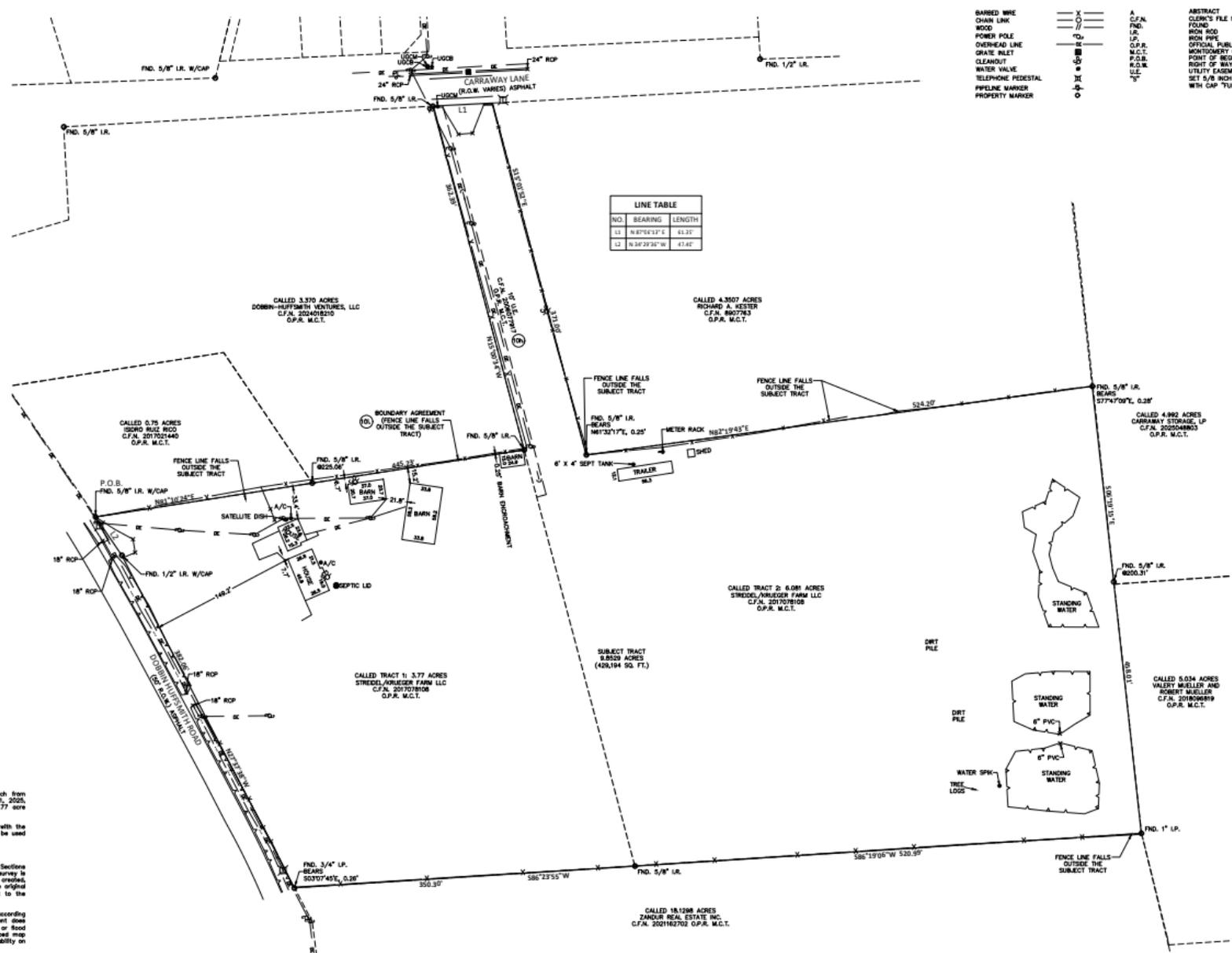
1 inch = 60 ft.

**LEGEND / ABBREVIATIONS**

BARRIED WIRE	X	A	ABSTRACT
CHAIN LINK	O	C.F.N.	CLIENT'S FILE NUMBER
WOOD	W	FND.	FOUND
POWER POLE	PO	LR.	IRON ROD
OVERHEAD LINE	OL	LR.	IRON PIPE
GRAVE INLET	GI	O.P.R.	OFFICIAL PUBLIC RECORDS
CLEANOUT	CO	M.C.T.	MONTGOMERY COUNTY, TEXAS
WATER VALVE	WV	P.O.B.	POINT OF BEGINNING
TELEPHONE PEDESTAL	TP	R.O.M.	RIGHT OF WAY
PIPELINE MARKER	PM	U.L.E.	UTILITY EASEMENT
PROPERTY MARKER	PM	U.L.E.	SET 5/8" IRON ROD
		U.L.E.	WITH CAP TYPICUM LAND SURVEYING

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N 87°18'13" E	61.31'
L2	N 34°29'38" W	67.62'



**GENERAL NOTES**

- The surveyor has not abstracted the site. This survey relies on the title search from Chicago Title Insurance Company, Commitment No. MC-8186, effective date: July 31, 2025, issue date: August 12, 2025. This title commitment does not cover all of the 3.77 acre tract. The commitment does not specify the portion it covers.
- The professional service reflected on this plot of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
- Bearing based on Texas State Plane Coordinates, Central Zone (4303), NAD83.
- This original work is protected under copyright laws. This 17 United States Code Sections 101 and 102. All visitors will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipient named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48330C0250 dated August 18, 2014. Warning: This statement does not imply that the property and/or the structures thereon: all be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- There is no Zoning per Montgomery County.
- There are no parking spaces marked on the subject tract.
- There are no party walls adjoining the subject tract.
- The nearest intersection is Dobbin-Huffsmith Road and Carraway Lane.
- There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There is no evidence of underground utilities existing on or serving the subject tract.
- Address appears to be: 27402 Dobbin-Huffsmith Road, Magnolia, Texas 77354.
- Property is contiguous and has access with the south right-of-way of Carraway Lane and Dobbin-Huffsmith Road, county maintained roads.
- Fence line falls outside of subject tract, as shown on survey with labels.

To: Stredel/Krusger Farm, LLC, Jose Guillermo Ovalle Mendivil and Chicago Title Insurance Company.  
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1-4, 8-10, 12, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on September 24, 2025.

PRELIMINARY; SHALL NOT BE RECORDED

Clemente Izquierdoles Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 02527  
Date: September 25, 2025



25-107-1-27402 DOBBIN-HUFFSMITH RD. ALTA/ACSM