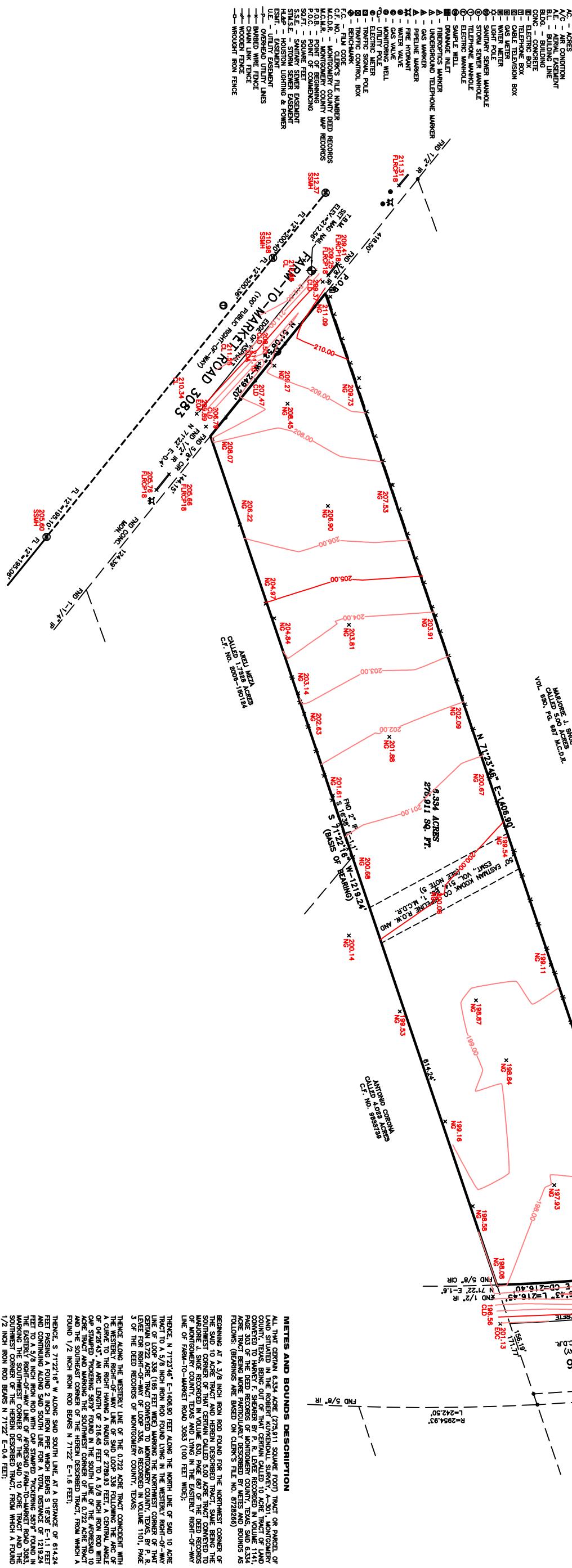




LEGEND:

- AC - ACRES
- A.C. - AIR CONDITION
- A.E. - AERIAL EASEMENT
- B.C. - BURIED CABLE
- CON - CONCRETE
- ELC - ELECTRIC BOX
- TEB - TELEPHONE BOX
- CTB - CABLE TELEVISION BOX
- GM - GAS METER
- HP - HIGH POWER
- SMW - SANITARY SEWER MANHOLE
- TMW - TELEPHONE MANHOLE
- EW - ELECTRIC MANHOLE
- SW - SAMPLE WELL
- DN - DRAINAGE INLET
- FM - FIBEROPTICS MARKER
- UGT - UNDERGROUND TELEPHONE MARKER
- GA - GAS MARKER
- PLM - PIPELINE MARKER
- FW - FIRE HYDRANT
- WW - WATER WELL
- MM - MASTICATING METER
- UP - UTILITY POLE
- EM - ELECTRIC METER
- TP - TRAFFIC CONTROL POLE
- BR - BRANCH
- CF - CLERK'S FILE NUMBER
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- P.C.D.R. - MONTGOMERY COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- P.C.B. - POINT OF COMBINING
- SOFT - SURVEYOR'S FEET
- SS.E. - SANITARY SEWER EASEMENT
- SLA.S.E. - STORM SEWER EASEMENT
- H.A.P. - HOUSTON LIGHTING & POWER
- U.E. - UTILITY EASEMENT
- P. - OVERHEAD UTILITY LINES
- WIF - WROUGHT IRON FENCE



SURVEY NOTES:
1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. NOTING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. X ARE REFERRED TO OUTSIDE THE SURVEYOR'S STATEMENT OF PROFESSIONAL JUDGMENT.
4. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC. THIS SURVEY IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, EXCEPT AS SHOWN ON THE SURVEY, OR FOR THE PURPOSE OF CONFIRMING THE SURVEY, OR FOR THE PURPOSE OF PROVIDING A CERTIFICATION TO THE ACCURACY OR LOCATION SHOWN, AND RECOMMENDS NO CERTIFICATION TO THE ACCURACY OR LOCATION SHOWN, OR TO HAVE SURVEYED PIPELINES LOCATED BEFORE ANY CONSTRUCTION OR CONSTRUCTION COMMENCES.
5. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC. THIS SURVEY IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, EXCEPT AS SHOWN ON THE SURVEY, OR FOR THE PURPOSE OF CONFIRMING THE SURVEY, OR FOR THE PURPOSE OF PROVIDING A CERTIFICATION TO THE ACCURACY OR LOCATION SHOWN, AND RECOMMENDS NO CERTIFICATION TO THE ACCURACY OR LOCATION SHOWN, OR TO HAVE SURVEYED PIPELINES LOCATED BEFORE ANY CONSTRUCTION OR CONSTRUCTION COMMENCES.
6. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC. THIS SURVEY IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, EXCEPT AS SHOWN ON THE SURVEY, OR FOR THE PURPOSE OF CONFIRMING THE SURVEY, OR FOR THE PURPOSE OF PROVIDING A CERTIFICATION TO THE ACCURACY OR LOCATION SHOWN, AND RECOMMENDS NO CERTIFICATION TO THE ACCURACY OR LOCATION SHOWN, OR TO HAVE SURVEYED PIPELINES LOCATED BEFORE ANY CONSTRUCTION OR CONSTRUCTION COMMENCES.
7. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

EASEMENTS AND RIGHT-OF-WAY:
PIPELINE RIGHT OF WAY EASEMENT DATED MAY 17, 1981, GRANTED TO EASTMAN KODAK COMPANY, TEXAS, AND AS ACKNOWLEDGED BY DEED RECORDS OF MONTGOMERY COUNTY, AS RECORDED IN CLERK'S FILE NO. 18000805, EFFECTIVE DATE APRIL 11, 2019, AND RELATED BELOW, WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC.

SURVEYOR'S CERTIFICATION
TO SANBERG INVESTMENTS, LTD., PROSPERITY BANK, AND TEXAS HOMELAND TITLE CO., I, ROGER D. PICKERING, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE PROPERTY (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND UNDER MY SUPERVISION. THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THAT ALL IMPROVEMENTS, IF ANY, ARE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

THE SURVEYOR'S RIGHT TO MAKE THIS SURVEY WAS MADE ON THE PROPERTY (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND UNDER MY SUPERVISION. THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THAT ALL IMPROVEMENTS, IF ANY, ARE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 31ST DAY OF MAY, 2019

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



SCALE: 1"=70'	DATE: 05-30-19
REVISION:	
BOOK: N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70068-19	

TEXAS HOMELAND TITLE		LAND TITLE SURVEY
PURCHASER: SANBERG INVESTMENTS, LTD. LENDER: PROSPERITY BANK PROPERTY ADDRESS: 1319 F.M. 3083 CONROE, TEXAS 77301		
ALL THAT CERTAIN 6.334 ACRE (275,911 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE ROBERT KUYKENDALL SURVEY, ABSTRACT NO. 301, MONTGOMERY COUNTY, TEXAS.		

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC	
Firm Registration No. 10165200 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com	
Copyright 2019	