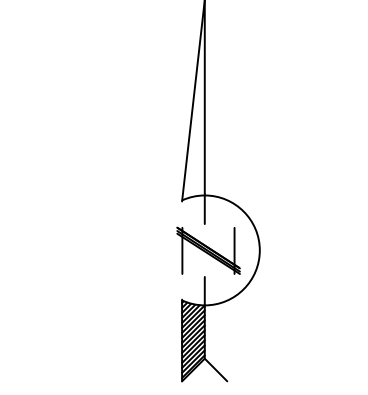


0.4687 ACRE
ROY RODRIGUEZ
C.C.F.N. 2019-051306 M.C.R.P.R.

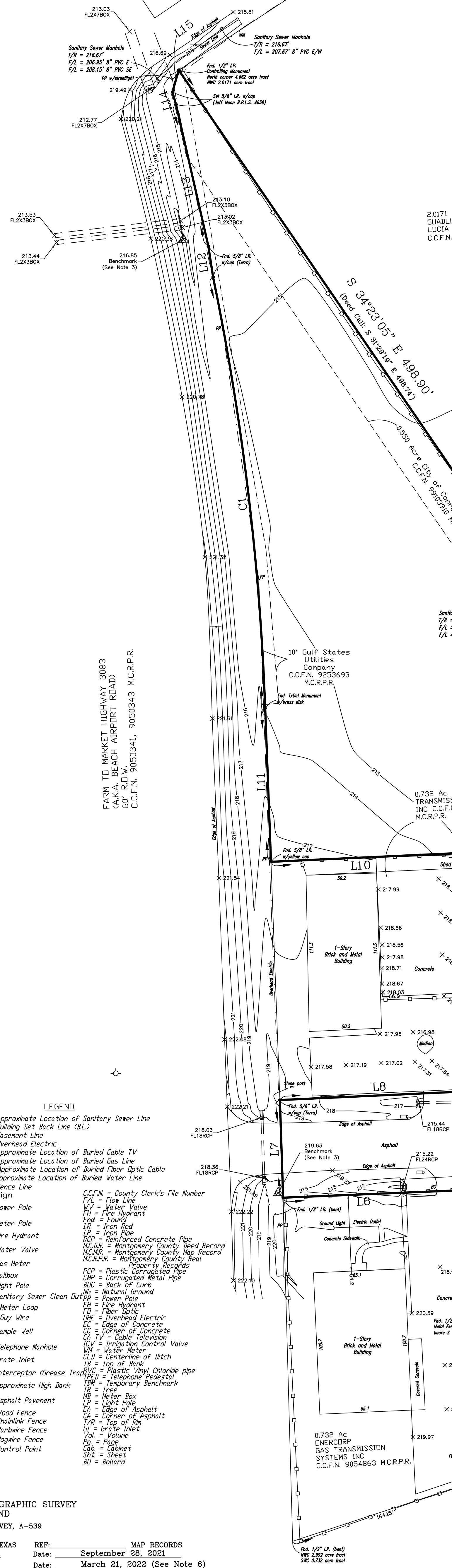


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Curve Table					
Curve #	Radius	Length	Delta	Call	Chord Bearing & Distance
C1	1857.05	309.17	9°32'19"		N06°53'11"W 308.81

Line Table		
Line #	Direction	Length
L1	N06°57'43"W	12.81
L2	S87°15'40"W	11.49
L3	N02°05'20"W	94.10
L4	S87°36'13"W	4.78
L5	N03°02'17"W	93.04
L6	S87°35'58"W	136.64
L7	N01°53'38"W	69.53
L8	N87°20'35"E	143.13
L9	N02°41'11"W	169.69
L10	S87°20'21"W	141.49
L11	N02°10'31"W	109.65
L12	N08°39'57"W	22.41
L13	N12°51'00"W	103.32
L14	N16°30'20"W	9.18
L15	N16°02'48"E	16.27



LEGEND

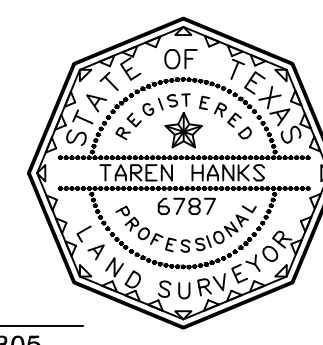
- Approximate Location of Sanitary Sewer Line
 - Building Set Back Line (BL)
 - Easement Line
 - Overhead Electric
 - Approximate Location of Buried Cable TV
 - Approximate Location of Buried Gas Line
 - Approximate Location of Buried Fiber Optic Cable
 - Approximate Location of Buried Water Line
 - Fence Line
 - Sign
 - PP Power Pole
 - MP Meter Pole
 - Fire Hydrant
 - Meter Valve
 - Gas Meter
 - Mailbox
 - Light Pole
 - Sanitary Sewer Clean Out
 - Meter Loop
 - Guy Wire
 - Sample Well
 - Telephone Manhole
 - Grate Inlet
 - INT Interceptor (Grease Trap)
 - Approximate High Bank
 - /// Asphalt Pavement
 - Wood Fence
 - Chainlink Fence
 - Barbwire Fence
 - Hogwire Fence
 - △ Control Point
- C.C.F.N. = County Clerk's File Number
 F/L = Flow Line
 W/V = Water Valve
 M.C. = Montgomery County Deed Record
 M.C.M.R. = Montgomery County Map Record
 M.C.R.P.R. = Montgomery County Real Property Record
 P.C.P. = Plastic Corrugated Pipe
 C.M.P. = Corrugated Metal Pipe
 B.C. = Back of Curb
 N.G. = Natural Ground
 P.S. = Power Pole
 F.H. = Fire Hydrant
 F.D. = Fiber Optic
 D.E. = Overhead Electric
 E.C. = Edge of Concrete
 C.C. = Corner of Concrete
 C.A.T.V. = Cable Television
 I.C.V. = Irrigation Control Valve
 W.M. = Water Meter
 Q.L.D. = Centerline of Ditch
 T.B. = Top of Bank
 P.V.C. = Plastic Vinyl Chloride pipe
 T.P.E. = Telephone Pedestal
 T.B.M. = Temporary Benchmark
 T.R. = Tree
 M.B. = Meter Box
 L.P. = Light Pole
 E.A. = Edge of Asphalt
 C.A. = Corner of Asphalt
 T.R. = Top of Rim
 G.I. = Grate Inlet
 V.O. = Valve
 P.P. = Page
 C.B. = Cabinet
 S.H. = Sheet
 B.O. = Bollard

LAND SURVEY/TOPOGRAPHIC SURVEY
 4.665 ACRES OF LAND
 IN THE J. G. SMITH SURVEY, A-539

MONTGOMERY COUNTY, TEXAS REF: _____ MAP RECORDS
 Date: September 28, 2021
 Scale: 1" = 40' Date: March 21, 2022 (See Note 6)

To **FM 3083 Property Fund LLC and Fidelity National Title Insurance Company** Exclusively,
 I hereby state that this plat is a true representation of a ground survey made under my direct supervision.
 All rights reserved Copyright 2022 Jeffrey Moon & Assoc., Inc. ©

Taren Hanks
 Taren Hanks
 Registered Professional
 Land Surveyor No. 6787
 T.B.P.E.L.S. Firm No. 10112200



GF # 1914738913 File # 83-B-21 JM Book L.L. Pg. _____
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
 (936) 756-5286 Fax (936) 756-5281

- Notes:
- Bearings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83)(2002 Adj.) (FIPS 4203)
 - Elevations are based on GPS Observation and adjusted to NAVD '88, Geoid 12B Datum as provided by NGS Update, September 11, 2012.
 - Benchmarks:
 - Control #1 - Square cut on the edge of a concrete headwall located along Farm-to-Market Highway 3083, Elevation - 216.85'
 N: 10116216.5360'
 E: 3846385.8890'
 - Control #2 - 3" brass disk in a 6" concrete column, Elevation - 219.63'
 N: 10115537.9530'
 E: 3846453.3110'
 - All 5/8" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639", unless otherwise noted.
 - This plat is based, in part, on a Metes and Bounds description of even date.
 - Updated 03-21-2022 to add Owner's Policy of Title Insurance w/ Easements
 - This survey was performed with reliance upon title examination and abstracting performed by Fidelity National Title Insurance Company under File No. 1914738913 with a Date of Policy October 13, 2014. This Surveyor has not abstracted the subject tract.
- Schedule B 6(c) An easement 20' in width granted to Gulf States Utilities Company by Deed recorded under C.C.F.N. 9253693 R.P.R.M.C.T. (Shown on Survey).
- Schedule B 6(d) An easement granted to the City of Conroe, Texas, for sewer with temporary access and construction easement as set forth and described in instrument filed for record under C.C.F.N. 99103910 R.P.R.M.C.T. (Shown on Survey).
- Schedule B 6(h) Those certain restriction set out in Deeds of record with the County Clerk of Montgomery County, Texas, under C.C.F.N. 8100867 and 8100868 R.P.R.M.C.T. (Not Plottable).