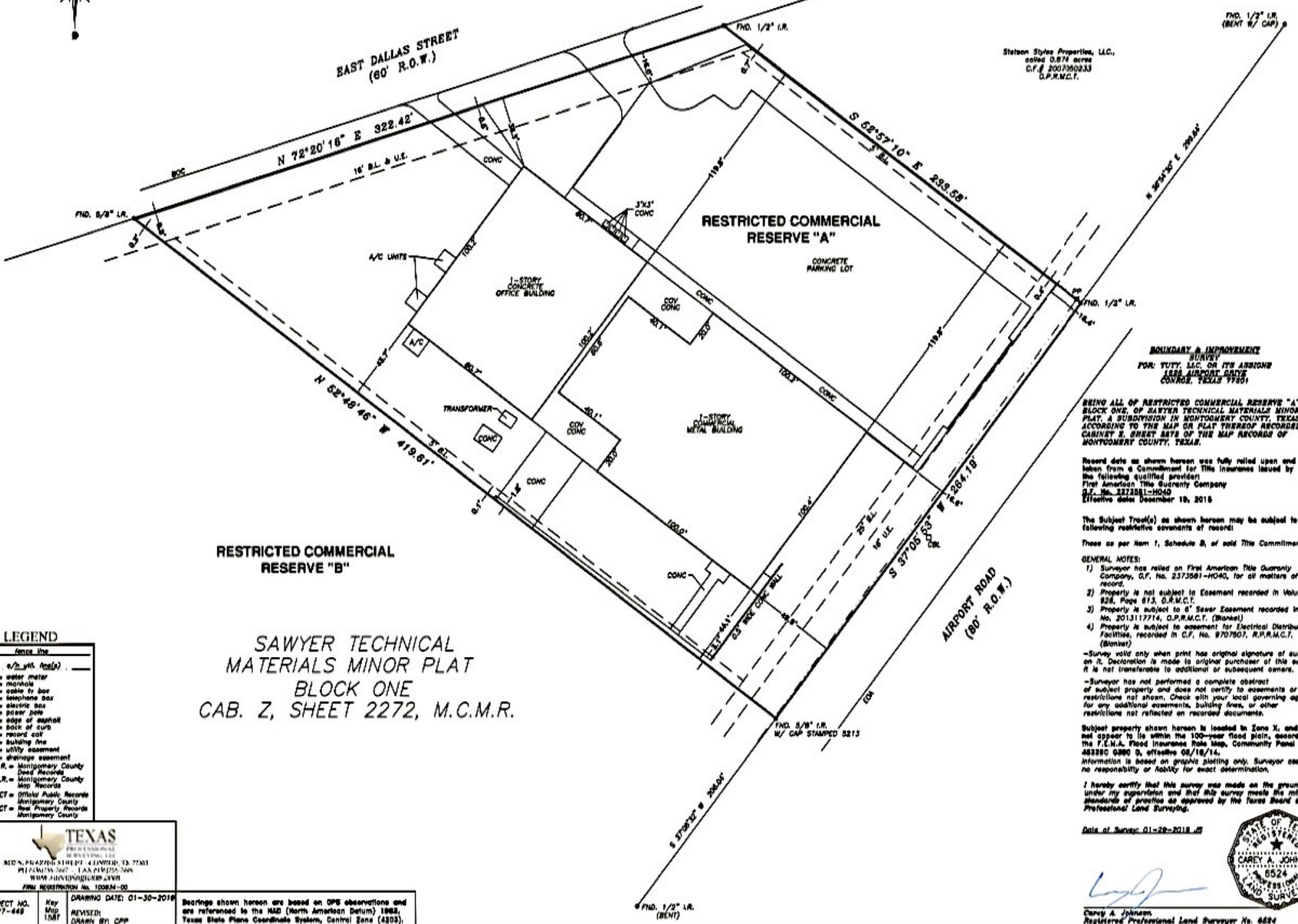


Lemuel Smith Survey Abstract No. 526

Station Styles Properties, L.L.C.,
owned 0.879 acres
G.F. # 2007360233
D.P.R.M.C.T.



**BOUNDARY & IMPROVEMENT
SURVEY**
FOR: TUTT, L.L.C. ON ITS ASSIGN
LESS AIRPORT DRIVE
CONRAD, TEXAS 77801

BEING ALL OF RESTRICTED COMMERCIAL RESERVE "A",
BLOCK ONE, OF SAWYER TECHNICAL MATERIALS MINOR
PLAT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
CABINET 2, SHEET 2272 OF THE MAP RECORDS OF
MONTGOMERY COUNTY, TEXAS.

Record data as shown herein was fully relied upon and
taken from a Commitment for Title Insurance issued by
the following qualified provider:
First American Title Guaranty Company
G.F. No. 2373581-H040
Effective date December 18, 2015

The Subject Tract(s) as shown herein may be subject to the
following restrictive covenants of record:

These as per Item 1, Schedule B, of said Title Commitment.

GENERAL NOTES:

- 1) Surveyor has relied on First American Title Guaranty Company, G.F. No. 2373581-H040, for all matters of record.
- 2) Property is not subject to Easement recorded in Volume 828, Page 613, D.P.R.M.C.T.
- 3) Property is subject to 8' Easement recorded in G.F. No. 2013117714, D.P.R.M.C.T. (Branwell)
- 4) Property is subject to easement for Electrical Distribution Facilities, recorded in G.F. No. 9707507, D.P.R.M.C.T. (Blonker)

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. If it is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

Subject property shown herein is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48328C 0200 D, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 01-28-2018, JG

Carey A. Johnson
Registered Professional Land Surveyor No. 6684

LEGEND

- Since the
4/2 yds. 106(2)
- wt = water meter
 - mh = manhole
 - cbt = cable to box
 - tel = telephone box
 - elec = electric box
 - ap = power pole
 - ed = edge of asphalt
 - bo = back of curb
 - rec = record cut
 - BL = building line
 - U.E. = utility easement
 - D.E. = drainage easement
 - M.C.D.R. = Montgomery County Deed Records
 - M.C.M.R. = Montgomery County Map Records
 - OPRFACT = Official Public Records Montgomery County
 - RPRFACT = Real Property Records Montgomery County

SAWYER TECHNICAL
MATERIALS MINOR PLAT
BLOCK ONE
CAB. Z, SHEET 2272, M.C.M.R.

TEXAS
PROFESSIONAL LAND SURVEYOR
AIDEN PRAZAKIATHEP, JUNIOR, TX 77003
P.L. 100134-567, L.A. 100134-566
WWW.AIDENPRAZAKIATHEP.COM
FIRM REGISTRATION No. 100834-00

PROJECT NO.
7127-648

Key
Map
1:80'

DRAWING DATE: 01-30-2018
REVISED:
DRAWN BY: CPP

Bearings shown herein are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4303).