

PHASE 2 AREA PRESENTED
IN MODEL SPACE ONLY
AT THIS TIME

SHEET 3

SHEET 2

GENERAL NOTES:

- This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Montgomery County, Texas regarding these easements or encumbrances was performed by Jones|Carter.
- As noted in the Land Title Survey issued in 2019, development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction, these rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map Nos. 48339C0545G, 48339C0575G and 48339C0725G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas and Incorporated Areas, dated August 18, 2014, the subject tract is situated within: ① Zone AE described as a Special Flood Hazard Areas subject to inundation by the 1% annual chance flood event (100-year flood) with base flood elevations determined ② Floodway areas in Zone AE defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights ③ Shaded Zone X defined as areas of the 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood ④ Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood).

The FEMA website (www.msc.fema.gov) was checked on April 1, 2020. At this date thirty nine (39) Letters of Map Change (LOMC) were reported (8 Revisions, 27 Amendments and 4 Revalidations), none of which affect the subject property.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

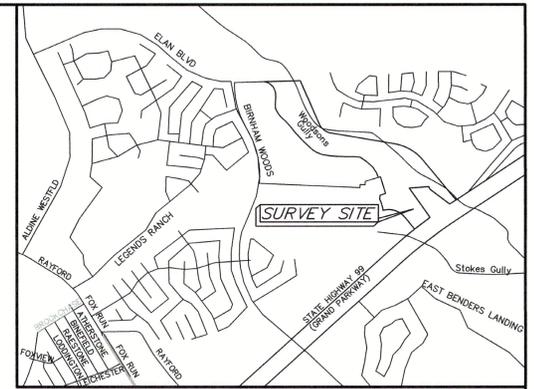
The location of the flood zone lines shown hereon are based on the geo-referenced shape file obtained from the Federal Emergency Management Agency. Jones|Carter assumes no liability as to the accuracy of the location of said flood zone lines.
- Surveyor notes that the apparent centerline of Woodsons Gully as located on the ground does not match the geo-referenced location of the creek centerline obtained from the Federal Emergency Management Agency. The field-located creek does not lie within the geo-referenced floodway boundaries shown hereon in a significant part of the southern portion of the property (Phase 1). This is inconsistent with Surveyor's understanding of the definition of a floodway area and may indicate movement of the gully since the floodplain mapping was completed, errors in the geo-referenced boundary lines, or other issues.
- The 50-foot Drainage Maintenance Easement filed for record under Clerk's File No. 2011025082 of the Montgomery County Official Public Records of Real Property is described as having a centerline that meanders with the centerline of Woodsons Gully. That easement cannot be fully located on the subject property at this time, given that the Woodsons Gully centerline was not meandered as part of this survey scope. The easement is represented hereon in disconnected pieces. In the southern (Phase 1) portion of the property, the easement is based on the field-located centerline. This location MUST be considered approximate as Woodsons Gully was located only on the topographic collection lines spaced at 200-foot intervals. The centerline may meander between these locations and the Drainage Maintenance Easement meanders with it. In the northern part of the property, the easement is located on the geo-referenced Woodsons Gully centerline. The apparent centerline was field located in select spots and reflects better agreement with the geo-referenced centerline. However, this easement location MUST also be considered approximate.
- Adjoiner Tract ownership/vesting deeds are as shown on the Land Title Survey issued by Jones|Carter in May 2019 (last revised December 2019) (Drawing No. 13169).
- Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
- Elevations shown hereon are based on Control Points within the Legends development (southwest of the subject property) that are based on NOS Benchmark S1251 (PID 6L1878) stamped "S1251 1978" and set in the Northwest corner of a catch basin on the Northeast corner of Roseville Street and Nutwood Street, 148 feet South of the South rail, 46.5 feet North of the centerline of Nutwood Street, and 13 feet East of the centerline of Roseville Street, 3.3 miles West along the Missouri-Pacific Railroad from the crossing of Hardy Street in Spring, Texas. The Legends Control Points were established based on original point(s) set as part of the photogrammetry work.

Elevation = 135.84 feet (NAVD '88, 1991 Adjustment)
- Temporary Benchmark A being a 100d Nail in a power pole located on the north side of the Grand Parkway (also known as Riley Fuzzell Road) near the southeast corner of the subject property, as shown hereon.

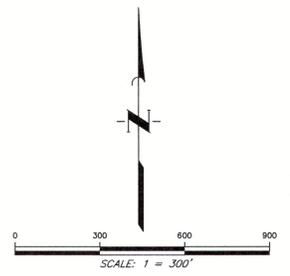
Elevation = 105.02, (NAVD '88, 1991 Adjustment)
- Temporary Benchmark B being a Railroad Spike in a power pole located west of the subject property next to a gravel road from Riley Fuzzell Road through Reserve "E" of Legends Ranch Drainage Facilities (the plat of which is recorded in Cabinet V, Sheet 27 of the Montgomery County Map Records) to the Montgomery County Municipal Utility District No. 89 wastewater treatment plant, as shown hereon.

Elevation = 109.57, (NAVD '88, 1991 Adjustment)
- Temporary Benchmark C being a square cut in the concrete top structure of a storm manhole located near the east line of the subject property at the east end of a 20-foot wide storm sewer easement extending from the Montgomery County Municipal Utility District No. 89 wastewater treatment plant to Woodsons Gully, as shown hereon.

Elevation = 101.69, (NAVD '88, 1991 Adjustment)
- A digital terrain model has been created for the southern part of the subject property (Phase 1) based on ground elevations collected on an approximate 200-foot by 50-foot grid. This grid may not be sufficiently dense to support the 1-foot contours shown hereon with the implied accuracy of 0.5 foot +/-.
- This survey was prepared according to the contract signed by Bob N. Stewart, Principal, of Stewart Consulting Services on February 28, 2020. The use of this survey is subject to the terms listed in said contract.
- The subject property abuts State Highway 99 (Grand Parkway) and such street is a paved and dedicated public right-of-way maintained by the Texas Department of Transportation (TxDOT). This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress. Surveyor notes that the metes and bounds description for the parcel acquired by TxDOT is not consistent with the drawing exhibit of same with regard to the "Access Denial Line". Surveyor has relied on the drawing exhibit to show where access is allowed from said roadway. (See Final Judgment filed for record under Clerk's File No. 2017083403 of the Montgomery County Official Public Records of Real Property.)
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.
- DIG TESS, a one-call notification center, was contacted on March 25, 2020 to provide notification to utility facility owners/operators to locate their underground utilities, as indicated by ticket number 2058580686. Facility owners/operators are required to mark the utilities within 48 hours of the contact date. Jones|Carter located the marked lines on April 2, 2020.



VICINITY MAP



Subject to the General Notes herein:
To: Declaration Houston, Inc., dba Declaration Church:

We, Jones|Carter, acting by and through Lou Ann Montana, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 6, Condition II Survey.

Surveyed: March 5-April 3, 2020

Lou Ann Montana
Lou Ann Montana
Registered Professional Land Surveyor
No. 4269
lmontana@jonescarter.com



**TOPOGRAPHIC SURVEY
OF PART OF AN 85.72 ACRE TRACT
OUT OF THE
MONTGOMERY COUNTY
SCHOOL LAND SURVEY, A-350
AND THE TIMOTHY O'NEIL SURVEY, A-406
MONTGOMERY COUNTY, TEXAS
APRIL 2020**



COTTON SURVEYING DIVISION
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