

# SURVEY OF

4.40 ACRES  
OUT OF 4.49 ACRES

LOCATED IN THE J. DUCKWORTH SURVEY, ABSTRACT NO. A-226

BASED ON THE DEED THEREOF RECORDED IN

COUNTY CLERK'S FILE 20100449507

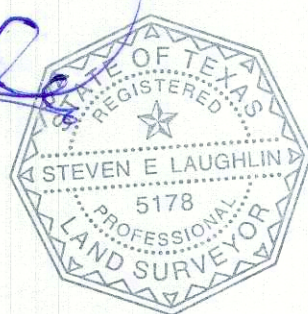
THE DEED RECORDS HARRIS COUNTY, TEXAS

REF: PROJECT MONTANA G. F. 50996 DATE: MAY 19, 2021

TO PROJECT MONTANA, LLC & COMMONWEALTH LAND TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

STEVEN E. LAUGHLIN R.P.L.S. # 5178



1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS SOUTH CENTRAL ZONE.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY (G.F. No. 50996) DATED MAY 17, 2021, FOR ALL THINGS OF RECORDS.

4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) HARRIS COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD

6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.

7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE

9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN

## LINE & SYMBOL LEGEND

- 1) IRF= IRON ROD FOUND
- 2) IRS= IRON ROD SET, CAPPED "SURVTECH"
- 3) D.R.H.C.TX= DEED RECORDS OF HARRIS COUNTY TEXAS
- 4) M.R.H.C.TX= MAP RECORDS OF HARRIS COUNTY TEXAS
- 5) BL= BUILDING LINE
- 6) UE= UTILITY EASEMENT
- 7) DE= DRAINAGE EASEMENT

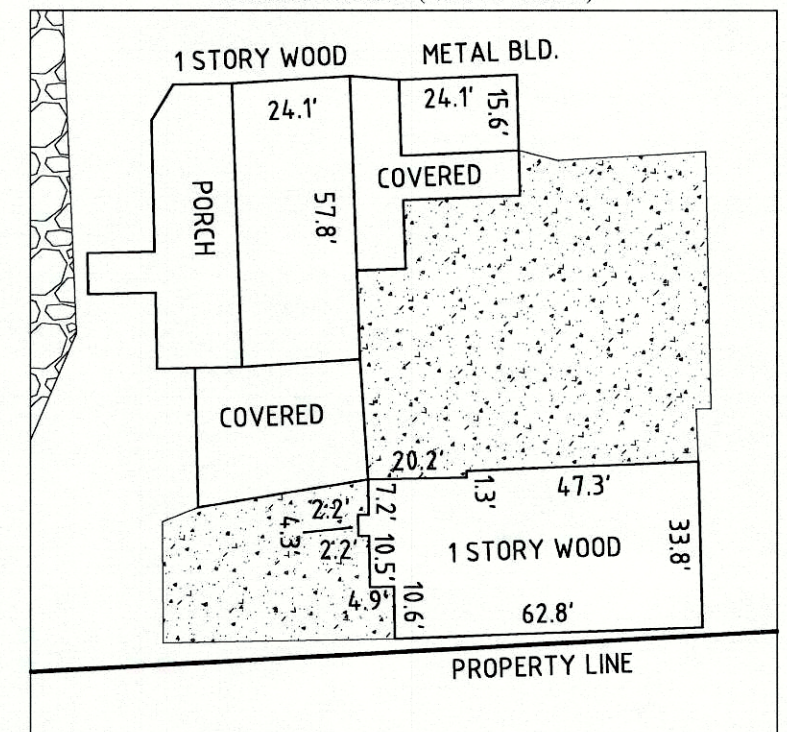
THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.



"A Land Surveying Company"

P.O. BOX 1080 \ CONROE, TEXAS 77305-1080  
936-539-5444 \ FAX 936-539-5442  
email: SURVTECH@SURVCORP.COM

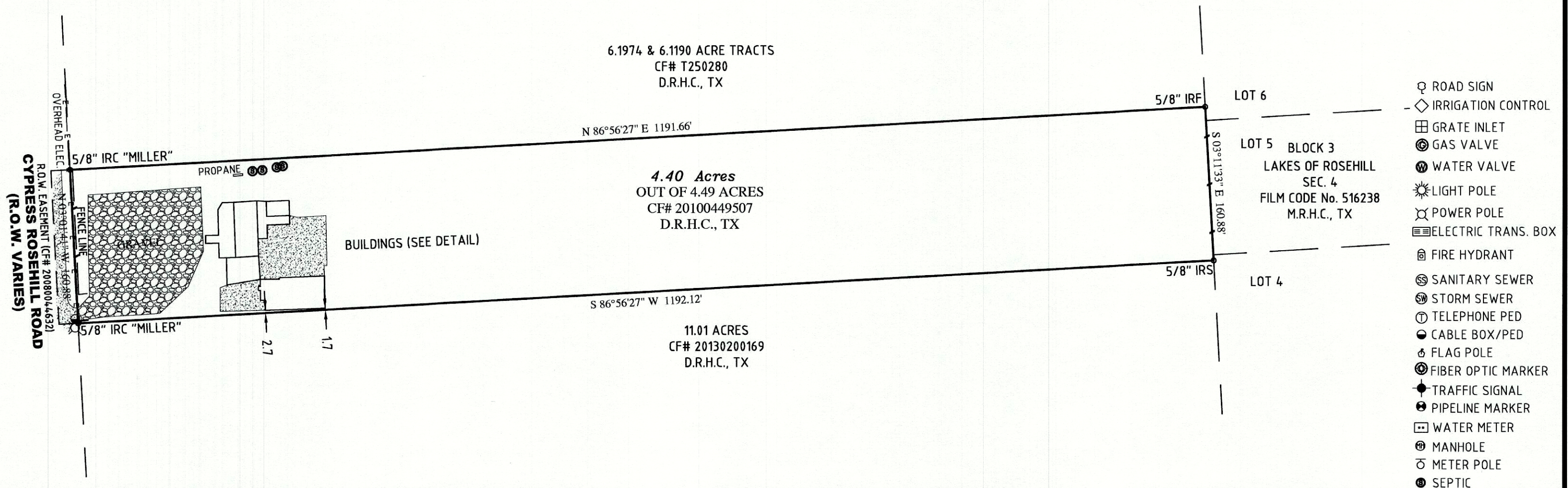
## BUILDING DETAIL (NOT TO SCALE)



6.1974 & 6.1190 ACRE TRACTS  
CF# T250280  
D.R.H.C., TX

4.40 Acres  
OUT OF 4.49 ACRES  
CF# 20100449507  
D.R.H.C., TX

11.01 ACRES  
CF# 20130200169  
D.R.H.C., TX



- ♀ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ☀ LIGHT POLE
- ⊗ POWER POLE
- ⊞ ELECTRIC TRANS. BOX
- ⊞ FIRE HYDRANT
- ⊞ SANITARY SEWER
- ⊞ STORM SEWER
- ⊞ TELEPHONE PED
- ⊞ CABLE BOX/PED
- ⊞ FLAG POLE
- ⊞ FIBER OPTIC MARKER
- ⊞ TRAFFIC SIGNAL
- ⊞ PIPELINE MARKER
- ⊞ WATER METER
- ⊞ MANHOLE
- ⊞ METER POLE
- ⊞ SEPTIC