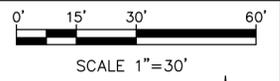


LAND TITLE SURVEY



KOKOMO BEACH HOMES AND PROPERTIES, LLC  
C.F. NO. 2015097239  
O.P.R.M.C.

MATTHEW CARTWRIGHT  
SURVEY  
ABSTRACT 125

MATTHEW CARTWRIGHT  
SURVEY  
ABSTRACT 152

WHALEY FAMILY PARTNERSHIP  
C.F. NO. 2020049194  
O.P.R.M.C.

HONEA WEST  
SUBDIVISION  
(UNRECORDED)

DANIELA G. BIZGAN  
C.F. NO. 2025068099  
O.P.R.M.C.

KEITH D. LINTON  
& CHARLENE M. LINTON  
C.F. NO. 2001020129  
O.P.R.M.C.

LOT 24  
LOT 23  
BLOCK 1  
CROWN OAKS  
SECTION 1  
CAB. L. SH. 181  
M.R.M.C.

1.562 ACRES  
(68,046 SQ.FT.)

TRACT 24  
CANDIDO GARCIA  
C.F. NO. 2008113929  
O.P.R.M.C.

TRACT 22  
DENNIS LANDRUM  
C.F. NO. 2000103880  
O.P.R.M.C.

HONEA ROAD WEST  
(60' R.O.W.)

P.O.B.  
SW CORNER OF  
TRACT 29

P.O.C.  
SW CORNER OF TRACT 24  
HONEA WEST SUBDIVISION  
(UNRECORDED)  
SAME BEING THE NW CORNER  
LOT 22, BLOCK 1 OF  
CROWN OAKS, SECTION 1  
CAB. L. SH. 181, M.R.M.C.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ERIN NICOLE RODRIGUEZ UNDER COUNTY CLERK'S FILE NO. 2019085391 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UTILITY EASEMENTS RECORDED UNDER C.F. NO.(S) 9706601 & 2004121658 O.P.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DOCUMENT)

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	WOOD DECK		WIRE
	GRAVEL		SEPTIC LIDS
	ASPHALT		POWER POLE
	BRICK COLUMN		TELEPHONE PEDESTAL
	PROPANE TANK		BRICK WALL
			OVERHEAD UTILITY LINES
			APPROXIMATE HIGH BANK

G.F. #: 25-5273-MW  
ISSUE DATE: DEC. 11, 2025

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.562 ACRES (68,046 SQUARE FEET) SITUATED IN THE MATHEW CARTWRIGHT SURVEY, ABSTRACT 152, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 15, 2025 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY A.A. CONDITION IN SURVEY; AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPL# 4148

CLIENT: RLJ INTERESTS  
ADDRESS: 16050 HONEA ROAD WEST

www.survey1inc.com  
survey1@survey1inc.com

**Survey 1, Inc.**  
Your Land Survey Company

Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: BM	TECH: SF
DRAFTER: MC	FINAL CHECK: EF
DATE: DEC. 15, 2025	JOB#: 11-159475-25

REVISED (ABSTRACT): 12-30-2025