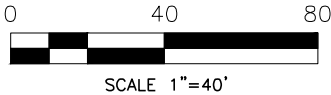


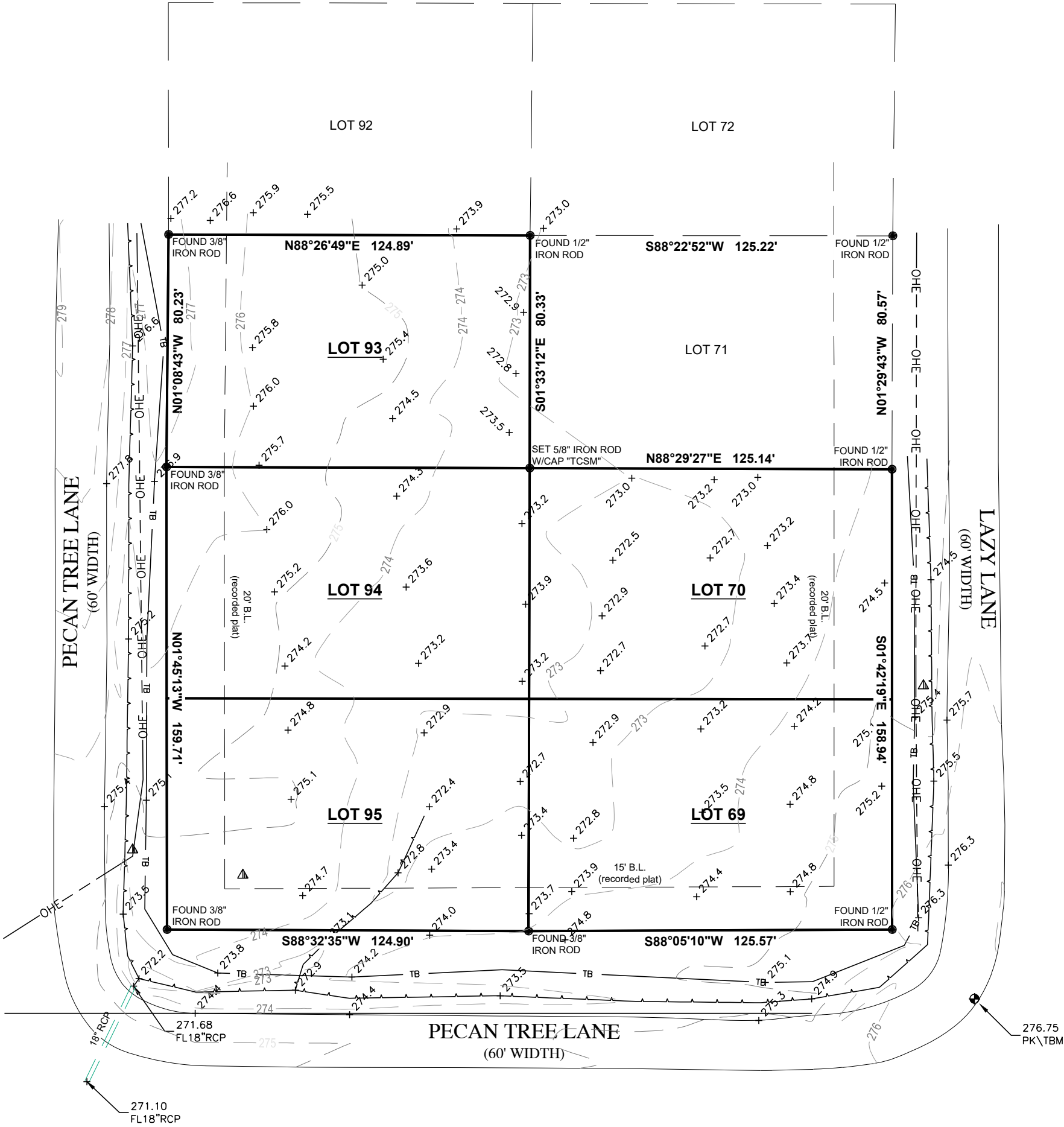
NOTES

- No Texas 811 utility locate request was made prior to this survey. Utility locations shown are based solely on visible and apparent above-ground features; no subsurface utility investigation was performed. Parties requiring underground utility information should contact Texas 811 before any excavation activities.
- This survey is referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone (4203), and elevations are based on the North American Vertical Datum of 1988 (NAVD88), utilizing Geoid18. All coordinates and elevations are expressed in U.S. Survey Feet.
- This survey was performed on grid; no combined scale factor or ground-to-grid adjustment has been applied.
- Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone (4203), and are based on GPS observations made during the course of this survey.
- Field survey work was completed in September 2025 under the supervision of a Registered Professional Land Surveyor.
- This survey is a Category 1B, Standard Land Survey, as well as a Category 6, Topographic Survey, as defined by the Texas Society of Professional Surveyors Manual of Practice.
- Topographic information was obtained by ground survey methods using GPS and conventional total station equipment to depict existing surface features, elevations, and contours within the limits of the survey.
- The survey was conducted on grid coordinates; no ground-scale adjustment was applied to distances or coordinates shown hereon.
- Vertical control for this survey was established based on National Geodetic Survey Benchmark "CLEVPORT" (PID BL2294), having a published orthometric height of 145.5 feet (NAVD88, Geoid18). The mark is located at the Cleveland Municipal Airport (6R3) in Liberty County, Texas, and serves as a Height Modernization Survey Station (PACS).
- According to horizontal scaling from the current F.E.M.A. Flood Insurance Rate Map No. 48339C0350G, dated August 18, 2014, this tract does not lie within Zone "A" or Zone "AE."
- Basis of bearing, boundary, and topographic information shown hereon was established from on-ground survey measurements made under the direct supervision of the undersigned Registered Professional Land Surveyor.
- This survey is based on record information, field measurements, and monuments found in place, together with the recorded subdivision plat upon which this tract is situated.
- Street right-of-way widths and subdivision boundaries shown hereon are based on the recorded plat of Tri Lake Estates, Section 1, as filed in Montgomery County Map Records, Volume 5, Page 467, together with monuments found and field measurements made during this survey.
- This survey was prepared for the exclusive use of the client to whom it is certified and may not be relied upon by third parties without the express written consent of TC Survey & Mapping and the undersigned Registered Professional Land Surveyor.
- This survey represents conditions as observed on the date of the field survey and is subject to change due to future construction, grading, or other site modifications occurring after that date.



LEGEND

- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- OHE— OVERHEAD ELECTRIC WIRE
- ▲ UTILITY PEDESTAL



SURVEY OF: LOT 69, LOT 70, LOT 93, LOT 94 AND LOT 95, OF TRI LAKE ESTATES, SECTION ONE, A SUBDIVISION IN MONTGOMERY, COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 467, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on October 03, 2025; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1b, Condition III Survey. This certifies only to easements and building lines shown on the recorded plat.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

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