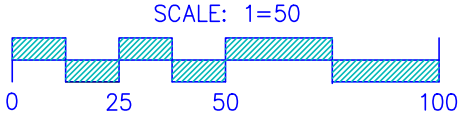


JOB NO. C19-0561
GF No.: FTH-12-FAH19004643AP
Title Co.: FIRST NATIONAL TITLE COMPANY
OWNER: Albert Ramirez and Adriane Fadely
ADDRESS: 15249 Saddlewood Dr
Conroe, TX 77384



SUBJECT PROPERTY IS NOT
LOCATED IN A FEDERAL INSURANCE
ADMINISTRATION DESIGNATED FLOOD
HAZARD AREA AND IS IN ZONE
X MAP No. 48339 C
PANEL: 0510 G DATED: 08/18/2014
This information is based on graphic
plotting only. We do not assume
responsibility for exact determination.



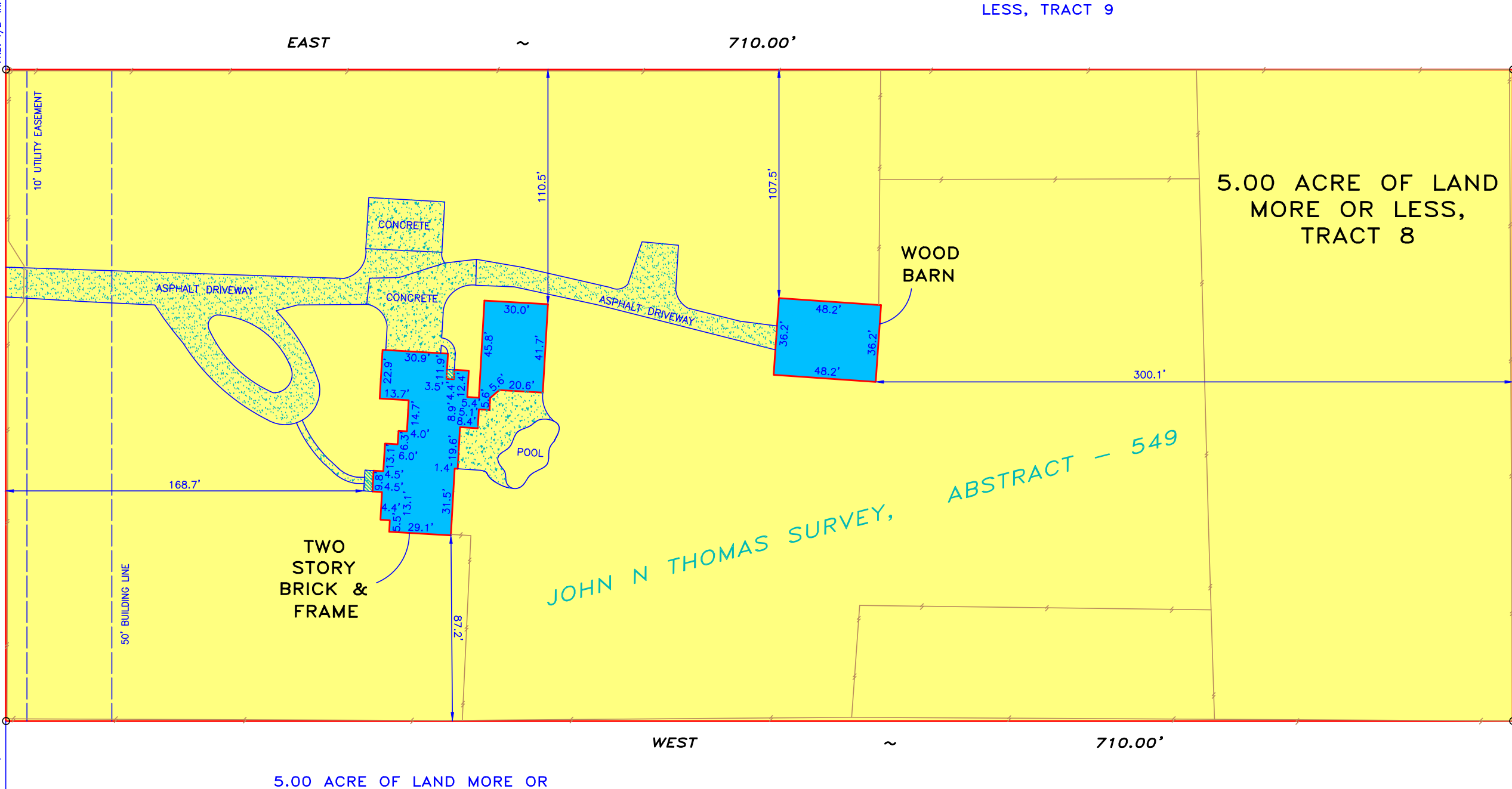
- NOTES
1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 2. PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD.
 3. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE REPORT.
 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
PURPOSE: AFFECTS:
UTILITY EASEMENTS
10 FEET WIDE ALONG THE FRONT PROPERTY LINE
AFFECTS:
50 FEET WIDE ALONG THE FRONT PROPERTY LINE
 5. A BUILDING SET-BACK LINE, AS DISCLOSED BY SAID MAP/PLAT.
 6. BEARING BASED ON RECORDED DEED.

ALL BUILDING LINES AND EASEMENTS ARE PER
RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS
TRANSACTION ONLY. IT IS NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS.
BUILDER MUST VERIFY ALL BUILDING LINES,
EASEMENTS, BUILDING LINE RESTRICTIONS (DEED
RESTRICTIONS, ETC.) AND ZONING ORDINANCES,
IF ANY,
THAT MAY AFFECT SUBJECT PROPERTY, BEFORE
STARTING CONSTRUCTION.

SADDLEWOOD DRIVE

(60' R.O.W.)

NORTH
FND. 1/2" IR.
306.76'
~
FND. 1/2" IR.



SOUTH
FND. 1/2" IR.
P.O.B.
306.76'
~
FND. 1/2" IR.

1.95 ACRE OF LAND MORE OR
LESS, TRACT 2

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON
THE GROUND ON THE 1ST DAY OF JUNE, 2019. THERE ARE NO ENCROACHMENTS
APPARENT ON THE GROUND, EXCEPT S SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR
SURVEY TRANSACTIONS.

Leo S. Bond

LEO STENGEL BOND RPLS 5793
125 LOST PINE DRIVE BASTROP TEXAS 78602



SURVEY OF

BEING 5.00 ACRE OF LAND MORE OR LESS,
OUT OF AND A PART OF THE JOHN N THOMAS
SURVEY, A-549, IN MONTGOMERY COUNTY,
TEXAS. AND BEING CALLED TRACT 8 OF BIG
TREE ESTATES, SECTION 1, AN UNRECORDED
SUBDIVISION CONTAINING 200 ACRES OF LAND
AND BEING OUT OF THE CHAMPION REALTY
CORPORATION 650.444 ACRE TRACT OF LAND
IN SAID SURVEY, SAID 5.00 ACRES OF LAND
BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION

BEING 5.00 ACRE OF LAND MORE OR LESS, OUT OF AND A PART OF THE JOHN N THOMAS SURVEY, A-549, IN MONTGOMERY COUNTY, TEXAS, AND BEING CALLED TRACT 8 OF BIG TREE ESTATES, SECTION 1, AN UNRECORDED SUBDIVISION CONTAINING 200 ACRES OF LAND AND BEING OUT OF THE CHAMPION REALTY CORPORATION 650.444 ACRE TRACT OF LAND IN SAID SURVEY, SAID 5.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF TRACT 8 IN THE EASTERLY LINE OF THE 200 ACRE TRACT AND BEING FURTHER LOCATED NORTH, A DISTANCE OF 754.74 FEET FROM A REFERENCE POINT FOR THE SOUTHEASTERLY CORNER OF THE 200 ACRE TRACT IN THE NORTHERLY LINE OF STATE F.M. HIGHWAY 1488 (100 FEET WIDE);

THENCE, WEST, A DISTANCE OF 710.00 FEET ALONG THE COMMON LINE OF TRACT 7 AND TRACT 8 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 8 IN THE EAST LINE OF SADDLEWOOD DRIVE, BASED ON A WIDTH OF 60 FEET;

THENCE, NORTH, A DISTANCE OF 306.76 FEET ALONG THE EAST R.O.W. LINE OF SADDLEWOOD DRIVE TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, EAST, A DISTANCE OF 710.00 FEET ALONG THE COMMON LINE OF TRACT 8 AND TRACT 9 TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER IN THE EAST LINE OF THE SAID 200 ACRE TRACT;

THENCE, SOUTH, A DISTANCE OF 306.76 FEET ALONG THE SAID EAST LINE OF THE 200 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRE OF LAND.

