

Notes:
 Only those items noted in the title commitment issued by:
 First American Title Guaranty Company
 G.F.No.: 2745656-H043 Effective Date: May 13, 2022

According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.

C.) All visible easements are shown hereon.
 E.) Easement in Vol. 291, Pg. 619 does not affect the herein described tracts.
 F.) Easement in Vol. 324, Pg. 394 does not affect the herein described tracts.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Martin Land Development LTD
 Called 25.69 Acres
 MCCF# 2014054639
 O.P.R.R.P.M.C.

(Called 824.00')
 N 89°01'47" E 842.25'
 818.02'

William Bridges Survey, A-73

5.5486 Acres
 Linda Van Dyke
 Called 5.000 Acres
 MCCF# 2019084803
 O.P.R.R.P.M.C.

Linda Van Dyke
 Called 5.000 Acres
 MCCF# 2005113712
 O.P.R.R.P.M.C.

P.O.B.
 Fnd 1/2"
 Iron Rod

200.03'
 (Called 200.00')

Fnd 1/2"
 Iron Rod

11.1187 Acres

(Called 700.00')
 S 89°11'43" W 684.98'
 412.16'

Set 5/8"
 Iron Rod

72.79'

Rigoberto Garza
 Called 5.171 Acres
 MCCF# 2016028196
 O.P.R.R.P.M.C.

5.5701 Acres
 Linda Van Dyke
 Called 4.000 Acres
 MCCF# 2004124399
 O.P.R.R.P.M.C.

Tracy Lirette
 Called 73.32 Acres
 MCCF# 2013130779
 O.P.R.R.P.M.C.

(Called 525.00')
 N 03°38'24" W 524.83'

Fnd 1/2"
 Iron Rod

286.01'
 S 89°12'00" W 324.61'
 (Called 306.00')

Set 5/8"
 Iron Rod

Tracy Lirette
 Called 49.493 Acres
 MCCF# 2011010817
 O.P.R.R.P.M.C.

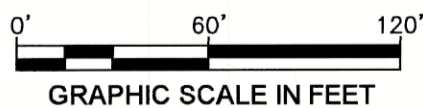
LINE	BEARING	DISTANCE
L1	S 22°07'01" E	43.85'
L2	S 13°59'05" W	43.24'
L3	S 41°41'21" W	67.71'
L4	S 36°42'41" W	123.51'
L5	S 21°55'36" W	57.02'
L6	S 07°15'05" W	82.43'
L7	S 16°23'23" E	69.07'
L8	S 39°27'38" E	82.85'
L9	S 23°53'57" E	39.82'
L10	S 30°35'17" W	177.19'
L11	S 51°09'06" W	140.14'
L12	S 07°56'53" W	67.93'

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 22nd day of July, 2022.



Kenneth E. Savoy
 Registered Professional
 Land Surveyor No. 5730



MAP OF SURVEY OF

TWO TRACTS OF LAND TOTALING 11.1187 ACRES, SITUATED IN THE WILLIAM BRIDGES SURVEY, A-73, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 5.000 ACRE TRACT DESCRIBED IN INSTRUMENT TO LINDA VAN DYKE IN MONTGOMERY COUNTY CLERKS FILE NO. 2019084803 AND BEING ALL OF THAT CERTAIN CALLED 4.000 ACRE TRACT DESCRIBED IN INSTRUMENT TO LINDA VAN DYKE IN MONTGOMERY COUNTY CLERKS FILE NO. IN 2004124399, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

LEGEND	
Fence Line	—X—
Overhead Powerline	—E—
Building Line	----
Utility Easement	----
Found 5/8" Iron Rod (Unless Noted)	●

WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,
 Industrial, Alta Surveys, Flood Certificates

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July 22, 2022
 Book: 508
 Page: 30
 File: 22060040 VAN DYKE
 Firm No. 10104100