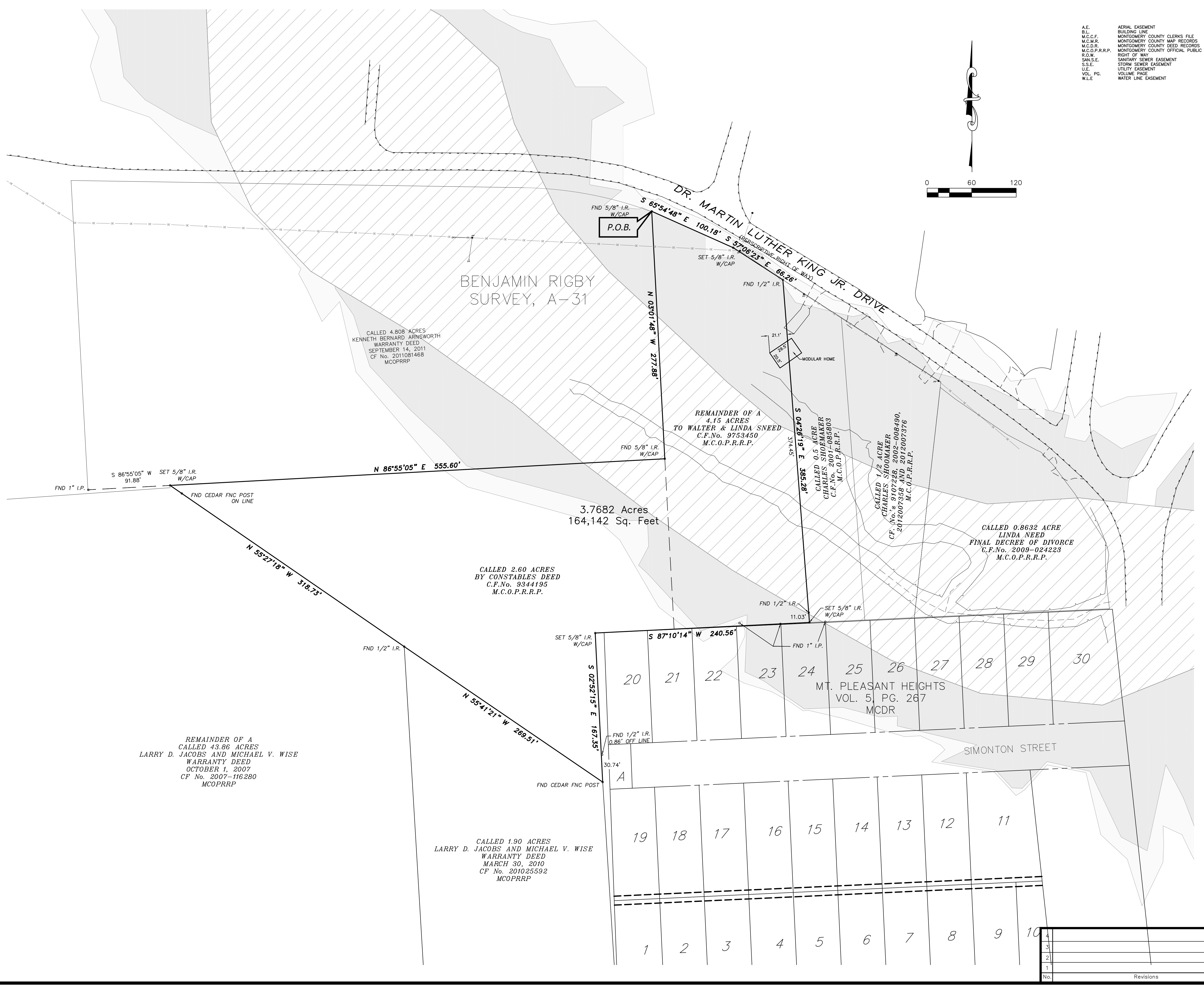
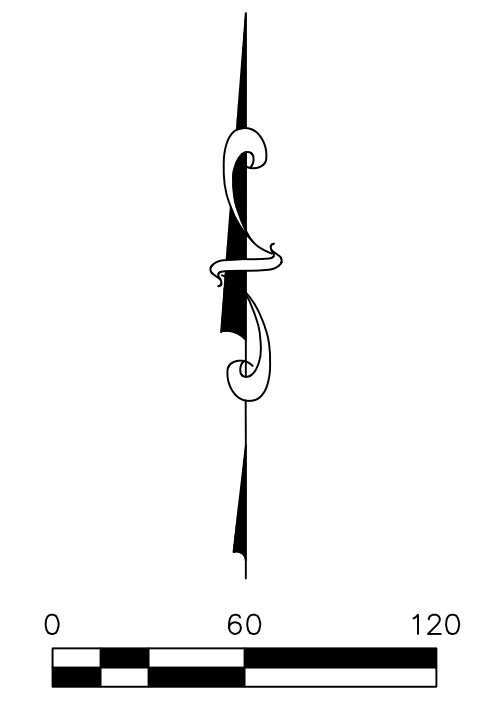


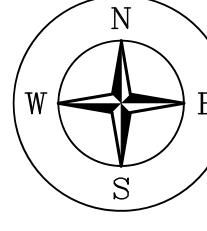
A.E. AERIAL EASEMENT  
 B.L. BUILDING LINE  
 M.C.C.F. MONTGOMERY COUNTY CLERKS FILE  
 M.C.M.R. MONTGOMERY COUNTY MAP RECORDS  
 M.C.D.R. MONTGOMERY COUNTY DEED RECORDS  
 M.C.O.P.R.R.P. MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
 R.O.W. RIGHT OF WAY  
 S.A.S.E. SANITARY SEWER EASEMENT  
 S.S.E. STORM SEWER EASEMENT  
 U.E. UTILITY EASEMENT  
 VOL. PG. VOLUME PAGE  
 W.L.E. WATER LINE EASEMENT



**FLOOD PLAIN NOTE:**  
 BASED ON THE FLOOD INSURANCE RATE MAP No. 48339C0200G, REVISED DATE AUGUST 18, 2014, INDICATES THAT THE SUBJECT TRACT LIES WITHIN ALL DIFFERENT FLOOD ZONES, "X", "SHADED X", A.E. AND IN THE FLOOD WAY. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

- NOTES:**
1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH A COMMITMENT FOR TITLE INSURANCE PREPARED BY TEXAS AMERICAN TITLE COMPANY, OF NO. 2769520-13048, WITH AN EFFECTIVE DATE OF DEC. 27, 2020, AND AN ISSUED DATE OF JAN. 6, 2021. RELIANCE BY THE THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR. SURVEY IS VALID FOR THIS TRANSACTION ONLY. TEXAS AMERICAN TITLE COMPANY IS RECOGNIZED BY THE STATE BOARD OF LAND SURVEYING AS A QUALIFIED COMPANY FOR TITLE RESEARCH. (TAC 663.16 BOUNDARY CONSTRUCTION)
  2. BEARINGS BASIS PER NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTHCENTRAL ZONE.
  3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
  4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
  5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
  6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND OWNERSHIP TITLE EVIDENCE.
  7. SCHEDULE B, ITEM 10E, GULF STATES UTILITY EASEMENT PER VOL. 248, PG. 624.
  8. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

DRAFT FOR REVIEW ONLY

LAND TITLE SURVEY		
3.7682 ACRES LOCATED IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31 MONTGOMERY COUNTY, TEXAS		
 <b>FOUR POINTS SURVEYING</b> SURVEYING FIRM #10194048 83 E. GREYWING CIR., THE WOODLANDS, TEXAS 77382 (281) 961-0714 • fpsurveying@gmail.com		
Dwg. Date: 01/25/21	Scale: 1"=60'	File: 3.87-BNDY-MLK.Dwg
Drawn By: WB	Calc. By: WB	Chk. By: MS
Requested by:	Key Map:	Job No.: 3.87-MLK-MONT
No.	Revisions	Date