



15,000 ACRES
(653,403 SQ. FT.)

RANDALL L. DAWSON &
JEANNIE L. DAWSON
C.F. NO. 2000097927
O.P.R.M.C.

RICHARD SCHAUBERT &
JEAN SCHAUBERT
C.F. NO. 2003068198
O.P.R.M.C.

KLCB HOLDINGS LLC
C.F. NO. 2021031650
O.P.R.M.C.

DEBORAH BROWN
C.F. NO. 2004115515
O.P.R.M.C.

RANDALL L. DAWSON &
JEANNIE L. ANDERSON
(CALLED 6.7999 AC)
C.F. NO. 92508008
O.P.R.M.C.

ROSE ROYAL DRIVE
(60' R.O.W.)

ROSE ROAD
(60' R.O.W.)

LEGEND

	2 STORY FRAME		ELECTRIC BOX
	CONCRETE		SEPTIC LID
	COVERED AREA		WATER WELL
	GRAVEL		PIPELINE MARKER
	FENCE		PROPANE TANK
	WOOD WIRE		
	IRON WIRE		

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO RANDALL L. DAWSON AND JEANNIE L. DAWSON IN COUNTY CLERK'S FILE NO. 2000097927 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, PAGES 114 AND 115. BEING HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUCCESSOR OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL GRASSHOLE COVERS ON SUBJECT PROPERTY.
 - A PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO EXPLORER PIPELINE COMPANY AS RECORDED IN VOL. 717, PG. 87 (20020444) AND VOL. 718, PG. 795 (20020410), D.B.A.C.
 - A TELECOMMUNICATIONS EASEMENT GRANTED TO ACRE NETWORK SERVICES AS RECORDED IN C.F. NO. 200102468 AND 200205060, D.B.A.C. (AS SHOWN ON PROPERTY).
 - EASEMENT GRANTED TO SIM FLEXION COOPERATIVE, AS RECORDED IN C.F. NO. 200002086 AND 2016052805, C.F. NO. 6335048 AND 8811816, O.P.R.M.C. (GENERAL IN NATURE, NOT LOCATABLE BY DEED).

		Fidelity National Title Insurance Company 281-240-2808	
G.F. #	FAH21015543	ISSUE DATE	AUG. 27, 2021
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 15,000 ACRES (653,403 SQUARE FEET) SITUATED IN THE J.C. PITTS SURVEY, ABSTRACT 28, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.			
SUPERVISOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A REASONABLE INVESTIGATION CONDUCTED UNDER MY SUPERVISION ON COMPLETION OF THIS SURVEY. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXCEPT AS PROVIDED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.		CLIENT: CONROE SF ONE LLC ADDRESS: 11620 ROSE ROAD www.survey1inc.com survey1@survey1inc.com	
	DRAFTER: MC DATE: OCT. 4, 2021	FIELD CREW: LG TECH: RK FINAL CHECK: EF	JOB# 9-102806-21
	Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2545 Aledo, TX 77012 (281)363-1392		