

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

July 12, 2024

Re: GF No. 24-443-GRMS
Bluebonnet Abstract & Title, LLC
301 East Main Street
Brenham, Texas 77833

Sergio Perez, et ux
4.98 acre tract
Lot 3 of Block III, Plantation Lakes, Section Three
John H. Pierson Survey, Abstract No. 372
Grimes County, Texas

I have examined the above referenced title commitment, and have found the following:

Schedule B-10

Item m.

Right of way and easement granted to Gulf States Utilities Company, recorded in Volume 328, Page 705 of the Deed Records of Grimes County, Texas. Said right-of-way/easement lies to the North of the subject tract, and does not apply to the subject tract.

Item n.

Easement for pipeline granted to Enserch Corporation, recorded in Volume 504, Page 783 of the Real Property Records of Grimes County, Texas. Said easement lies to the East of the subject tract, and does not apply to the subject tract.

Please contact us with any questions or concerns.

Thank you,
Michael J. Blakey, RPLS 5935

cm = control monument
 pp = power (utility) pole
 O&E = overhead electric line
 loc = telephone box (pole)
 loc = fire hydrant
 g = guy wire anchor
 BL = building line
 U&S = utility easement
 R.P.R.G.C. = Real Property Records of Grimes County, Texas

The tract shown hereon does not lie within the Special Flood Hazard Boundary according to the Flood Insurance Rate Map (FIRM) for Grimes County, Texas, Map No. 48165C0575C, effective date 4/2/2012.

The tract shown hereon is subject to the building lines and utility easements shown on the plat recorded in Volume 1102, Page 812, Real Property Records of Grimes County, Texas.

John H. Pierson Survey
 Abstract No. 372
 Grimes County, Texas

MORTGAGEE: CARMINE STATE BANK
 MORTGAGOR: HAMMERHEAD DEVELOPMENT, LLC

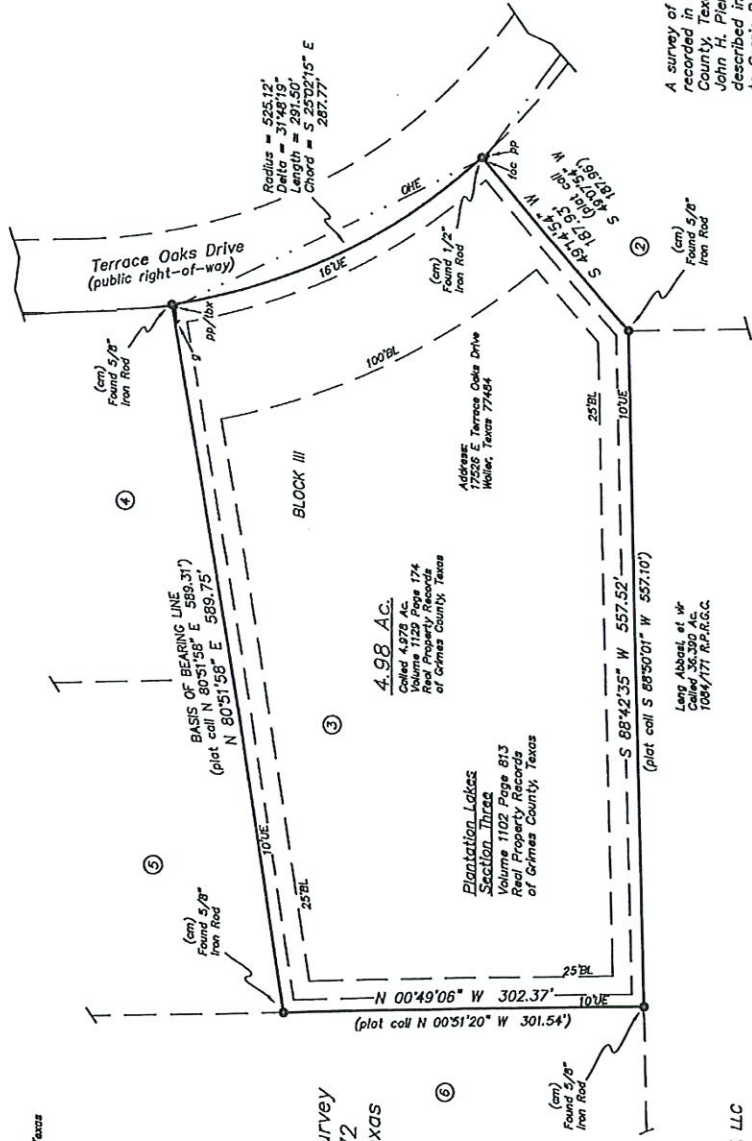
To: Sergio Perez and Ernestina Perez, Hammerhead Development, LLC,
 Carmine State Bank, and Bluebonnet Abstract & Title, LLC,
 G# No. 24-443-GRMS.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 10, 2024, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said plat is subject to access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

Scale 1" = 100'



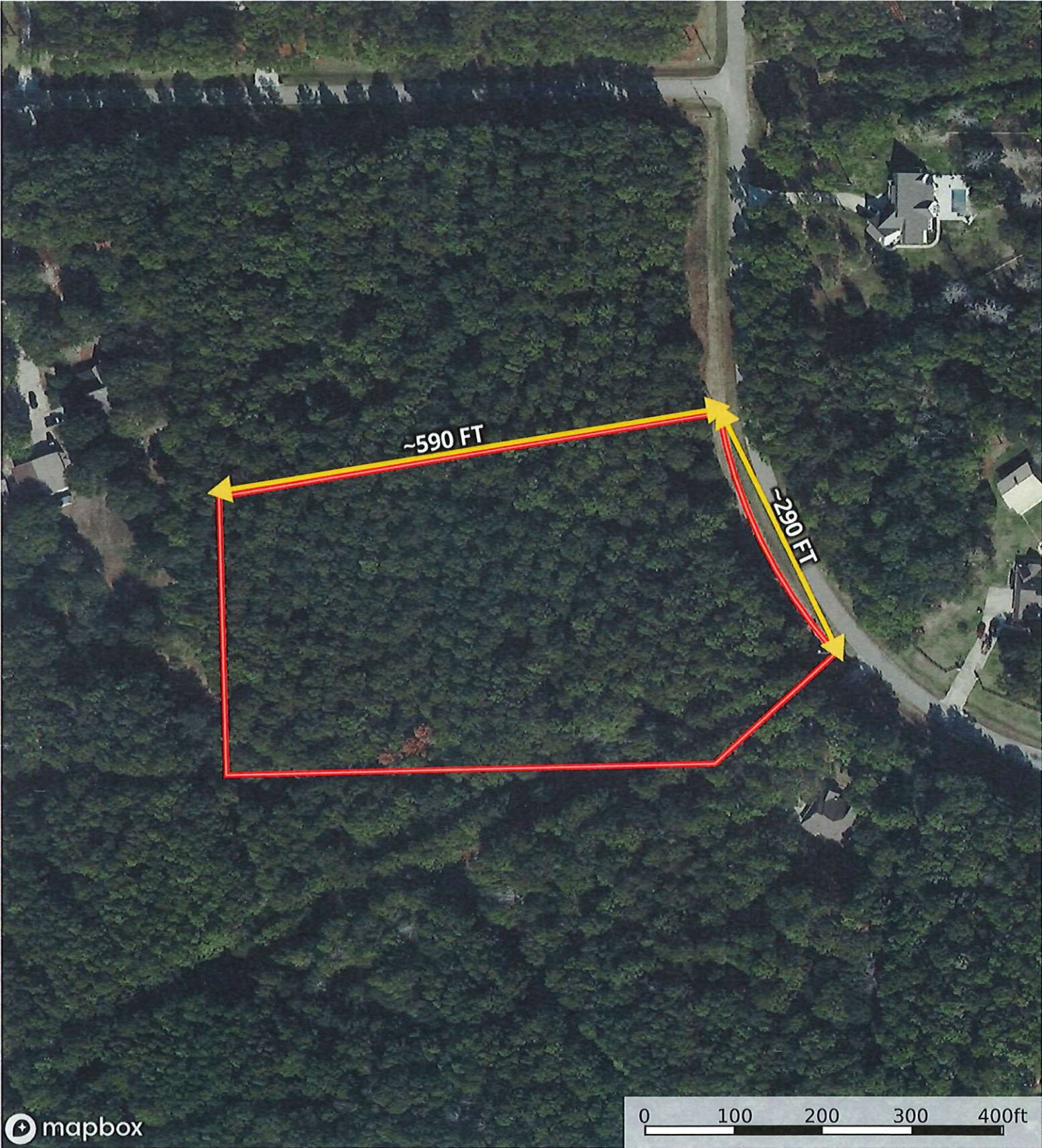
A survey of Lot 3 of Block III of Plantation Lakes, Section Three (plat recorded in Volume 1102, Page 813, Real Property Records of Grimes County, Texas), situated in Grimes County, Texas, being out of the John H. Pierson Survey, Abstract No. 372, being the same property described in that deed dated June 3, 2005, from Mill Creek, LTD., to Sergio Perez and Ernestina Perez, recorded in Volume 1129, Page 174 of the Real Property Records of Grimes County, Texas.

Sergio Perez, et ux

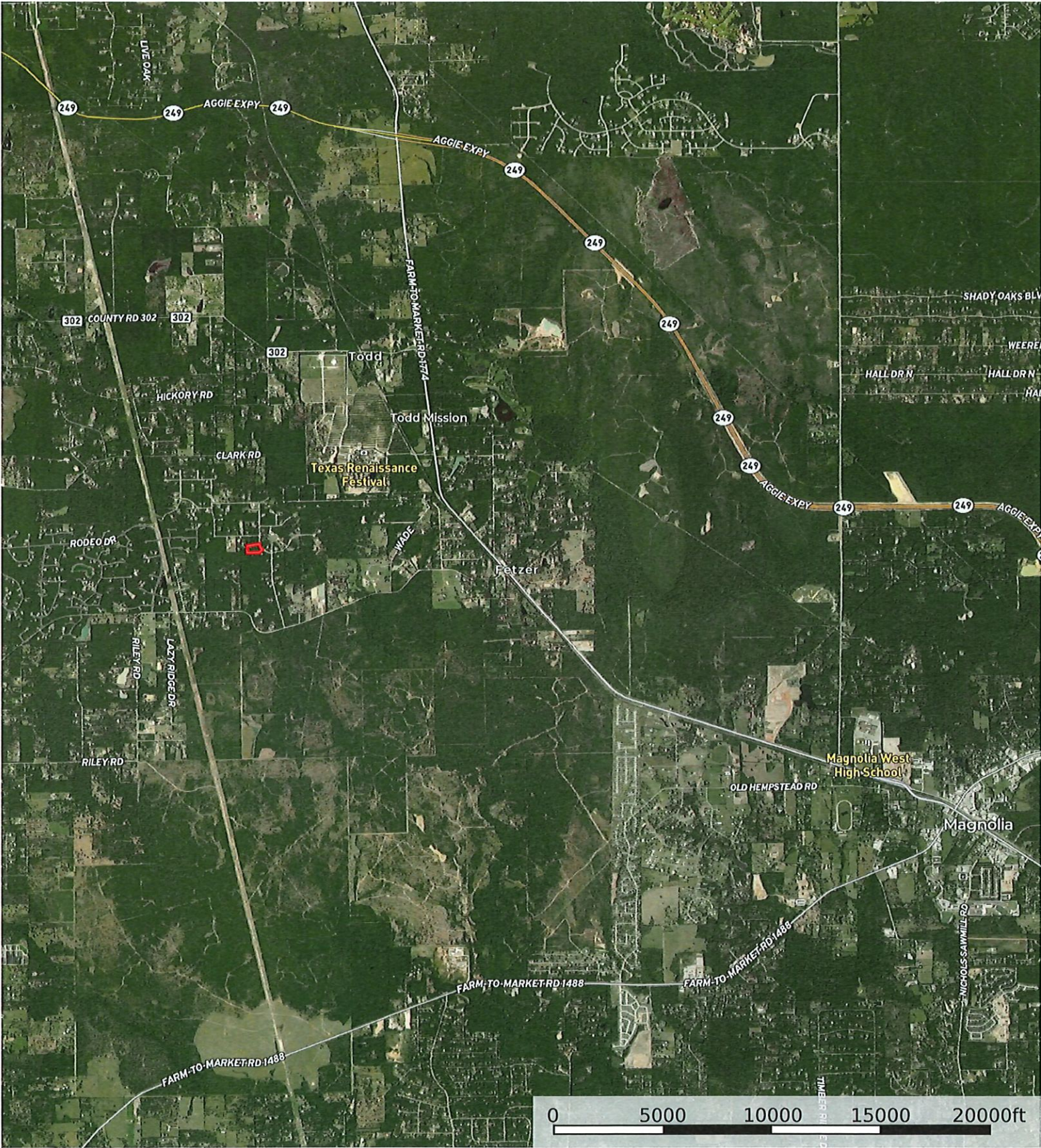
Blakey Surveying, LLC

RPLS 4052 RPLS 5935
 TEXAS FIRM REGISTRATION NO. 10085000
 4850 W. John, Texas
 Burden, Texas 77856
 (979) 277-8549

W.O. #2024-3557



Distance Boundary



 Boundary