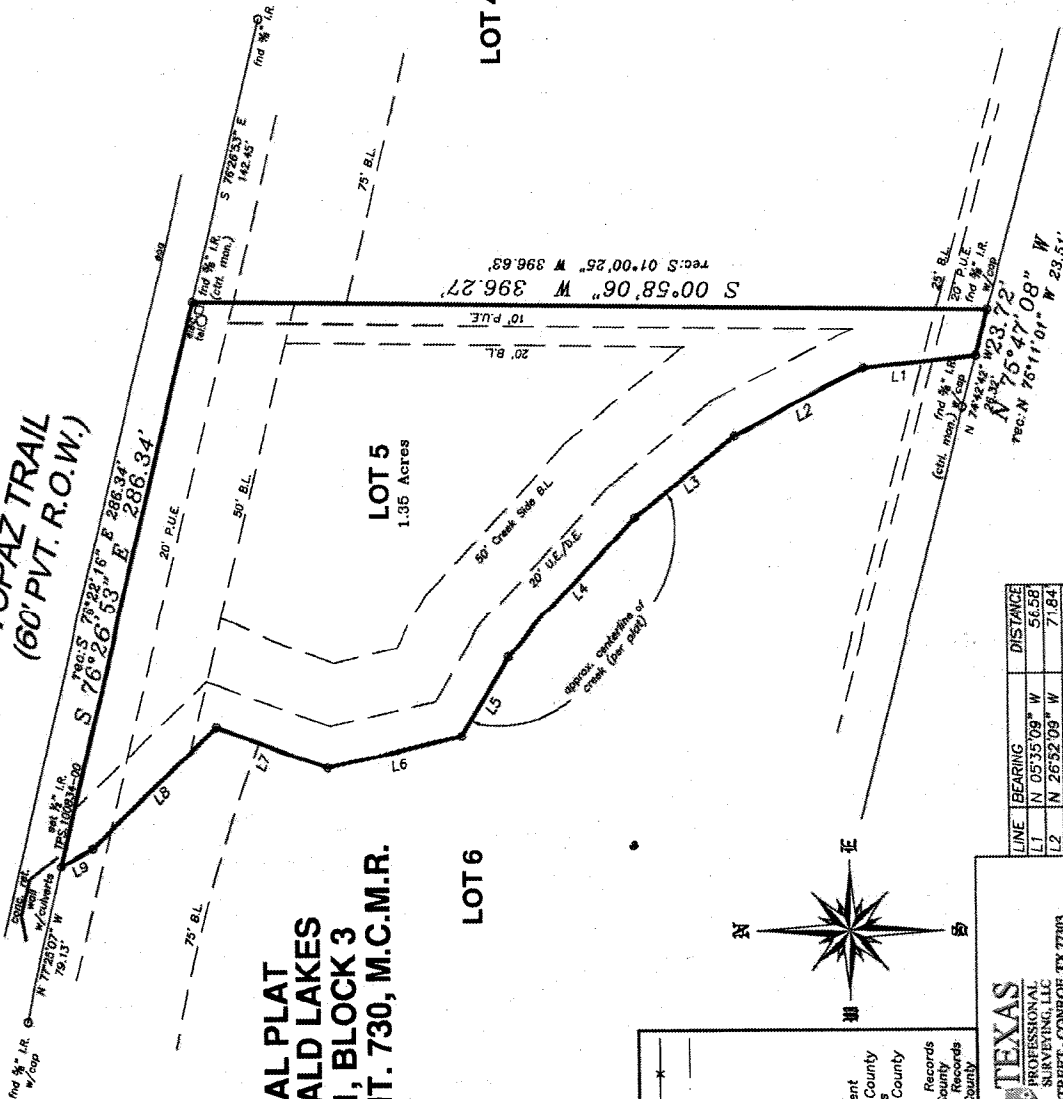


BOUNDARY SURVEY

1696 TOPAZ TRAIL
WILLIS, TEXAS 77378



**TOPAZ TRAIL
(60' PVT. R.O.W.)**



**FINAL PLAT
EMERALD LAKES
SEC. 1, BLOCK 3
CAB. Z, SHT. 730, M.C.M.R.**

Being Lot 5, Block 3, of a Final Plat of Emerald Lakes, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet 2, Sheet 730 through 736 of the Map Records of Montgomery County, Texas.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Chicago Title Ins. Co.
C.I. No. _____
Effective date: June 12, 2018

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Subject to applicable restrictive covenants listed under Items 1 & 10 of SCHEDULE B of said Title Commitment.
Those recorded in Cab. Z, Sht. 730 through 736, M.C.M.R. and applicable restrictions listed in Items 1 & 10 of Schedule B of said Title Commitment.

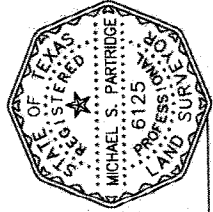
- 1) Temporary Turn-Around Esmt. per C.F. #2007-014386.
- 50' B.L. along front lot line.
- Varying width drainage esmt.

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0250 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Date of Survey: 07/03/18 RH

Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125

LINE	BEARING	DISTANCE
L1	N 05°35'08" W	56.59
L2	N 25°52'09" W	71.84
L3	N 35°25'10" W	61.62
L4	N 46°59'45" W	91.33
L5	N 59°12'49" W	45.70
L6	N 1°01'02" W	68.75
L7	N 20°32'25" E	58.98
L8	N 43°46'31" W	88.33
L9	N 29°58'19" W	18.01

- LEGEND**
- fence line
 - o/h util. line(s)
 - w/m = water meter
 - m/h = manhole
 - cbi = cable tv box
 - tel. = telephone box
 - plac. = power pole
 - eca = edge of asphalt
 - rec. = record call
 - B.L. = building line
 - U.E. = utility easement
 - D.E. = drainage easement
 - M.C.D.R. = Montgomery County Deed Records
 - M.C.M.R. = Montgomery County Map Records
 - OPRMCT = Official Public Records Montgomery County
 - APRMCT = Approved Public Records Montgomery County

TEXAS
PROFESSIONAL SURVEYING, LLC
3102 N. PRAZIER STREET - CONROE, TX 77383
PH (936) 756-7447 - FAX (936) 756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION No. 100934-00

DRAWING DATE: 07/05/18
REVISIONS:
Key Map
C281-460 97Y
DRAWN BY: DED

Called 14 AC
599/181, M.C.D.R.