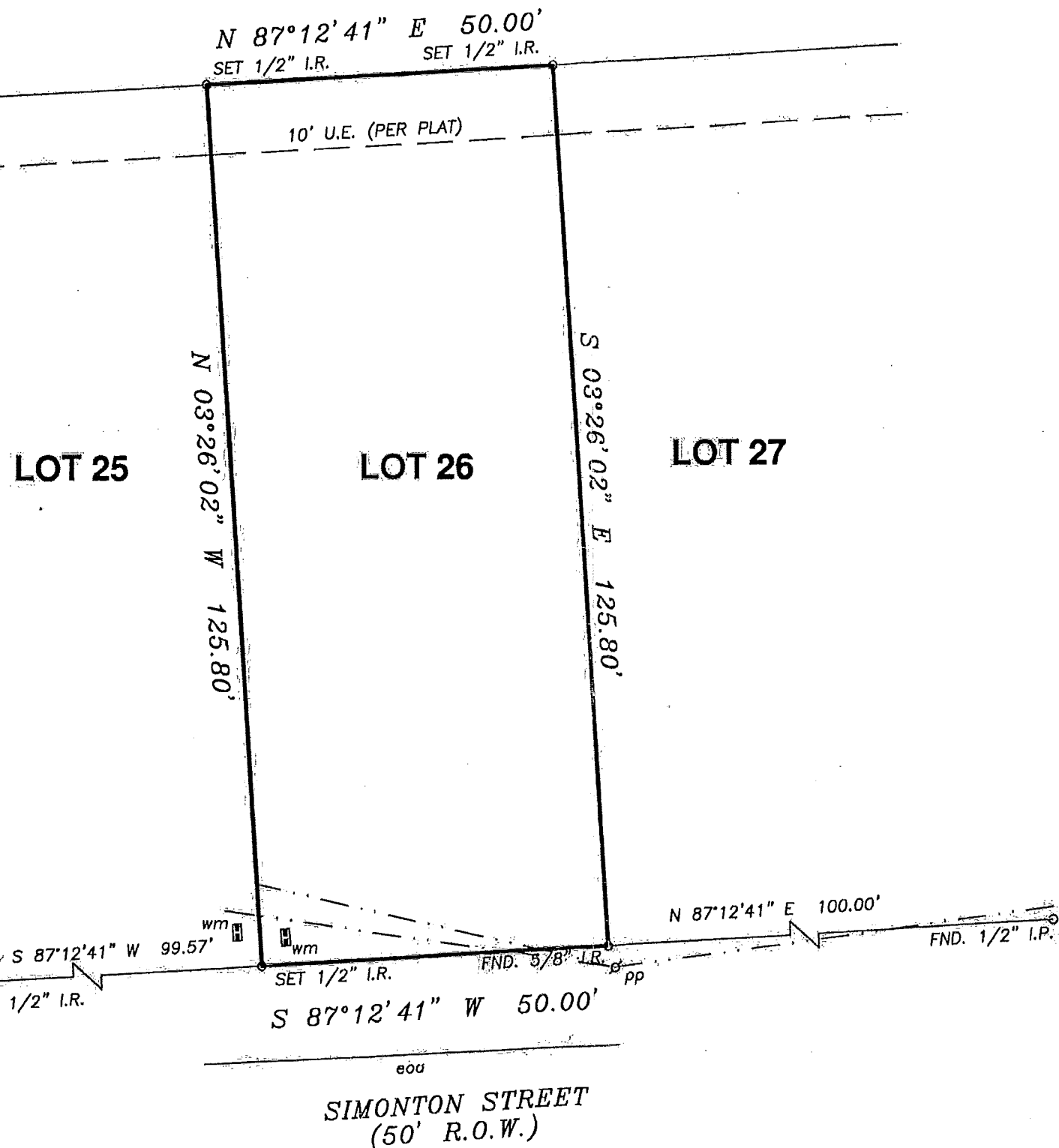


**MT. PLEASANT HEIGHTS
VOL. 5, PG. 267, M.R.M.C.**

ACREAGE



**BOUNDARY
SURVEY
FOR: YERGENIY RABINONVEH
SIMONTON STREET
MONTGOMERY, TEXAS 77356**

Being all of Lot 26, of Mt. Pleasant Heights, according to the map or plat thereof, recorded in Volume 5, Page 267, of the Map Records of Montgomery County, Texas.

GENERAL NOTES:

- 1) Bearings shown hereon are based on NAD (North American Datum), 1983, Texas State Plane Coordinate System, Central Zone (4203).
- 2) Plat does not mathematically close, Surveyor used found monuments and original intent of plat to reconstruct boundary.

-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.

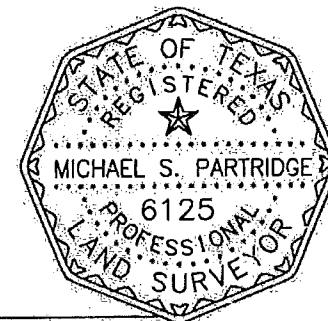
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

Subject property shown hereon is located in Zone AE, and does appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0200 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: 01-29-2019 GR



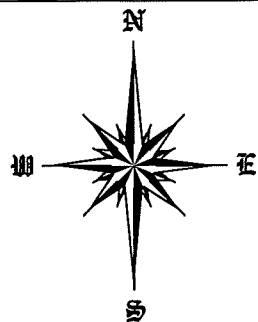
Michael S. Partridge
Registered Professional Land Surveyor No. 6125

LEGEND

	fence line
	o/h util. line(s)
wm	= water meter
mh	= manhole
cbl.	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
ea	= 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
RPRMCT	= Real Property Records Montgomery County

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO. S442-01	Key Map	DRAWING DATE: 01-31-2019 REVISED:
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JAMES J. FOSTER SURVEY, A-204

BOUNDARY SURVEY
 FOR: YEVGENIY RABINOVICH
 WALNUT DRIVE
 MONTGOMERY, TEXAS 77356

BEING a 0.242 acre tract of land situated in the James J. Foster Survey, Abstract No. 204, Montgomery County, Texas, being all of that tract described as Lot 49 of Hidden Forest Estates, Section 5 (unrecorded subdivision), in instrument to Yevgeniy Rabinovich, recorded under Clerk's File No. 2017042175 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.242 acre tract being further described by attached metes and bounds.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

- 1) Restrictions as recorded in Volume 776, Page 484, D.R.M.C.T.

-This survey has been done without the benefit of a current title report. 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 plat.

Tract shown hereon is located in ZONE X, areas outside the 100-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0200 G effective 08/18/2014.

Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

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

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 06/09/17, KH



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

WALNUT ROAD

FND 1/2" IP

pp

N 00°22'03" E 96.29'

eog

P.O.B.
 FND 1/2" IP (BENT)

Billy Cook
 Called Lot 48, Hidden Forest Estates,
 Section 5, an unrecorded subdivision
 C.F.No. 9136374,
 R.P.R.M.C.T.

Robert W. & Peggy A. Hagan
 Called Lot 69, Hidden Forest Estates,
 Section 5, an unrecorded subdivision
 C.F.No. 8313806,
 R.P.R.M.C.T.

basis for bearings

S 89°29'00" E 109.71'

FND 1/2" IR w/CAP
 "C&C SURVEYING"

5' B.L./U.E.

Yevgeniy Rabinovich
 Called Lot 49, Hidden Forest Estates,
 Section 5, an unrecorded subdivision
 C.F.No. 2017042175,
 O.P.R.M.C.T.

**0.242
 ACRES**

Betty & Reginald Gilbert
 Called Lot 68, Hidden Forest Estates,
 Section 5, an unrecorded subdivision
 C.F.No. 2011115500,
 O.P.R.M.C.T.

S 00°21'19" W 95.95'

5' B.L./U.E.

5' B.L./U.E.

N 89°39'38" W 109.73'

FND 1/2" IP (BENT)

Raymond Acosta Jr.
 Called Lot 50, Hidden Forest Estates,
 Section 5, an unrecorded subdivision
 C.F.No. 2000043781,
 O.P.R.M.C.T.

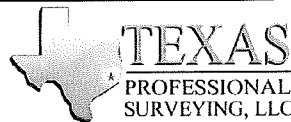
Betty & Reginald Gilbert
 Called Lot 67, Hidden Forest Estates,
 Section 5, an unrecorded subdivision
 C.F.No. 2011115500,
 O.P.R.M.C.T.

S 00°11'35" W 96.75'

pp FND 1/2" IP (BENT)

LEGEND

- pp = power pole
- eog = edge of gravel
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- C.F.No. = Clerk's File Number
- D.R.M.C.T. = Deed Records Montgomery County, Texas
- M.R.M.C.T. = Map Records Montgomery County, Texas
- R.P.R.M.C.T. = Real Property Records Montgomery County, Texas
- O.P.R.M.C.T. = Official Public Records Montgomery County, Texas



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 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

DRAWING DATE: 06/12/17

REVISED:
 DRAWN BY: AMM

PROJECT NO.
 R376-01

Key
 Map
 93M