

GF NO. 3086919-00813 AMERICAN TITLE
 ADDRESS: 13721 MCGREGOR ROAD
 CONROE, TEXAS 77302
 BORROWER: GABRIEL MENDOZA

THE SOUTH 1/2 OF TRACT 83 J.O.H. BENNETTE SUBDIVISION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 2, PAGE 50 OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 80'

SCALE: 1" = 30'
 DETAIL

NOTE: ELECTRICAL EASEMENT 12.5 FEET WIDE ADJOINING THE ABOVE
 DESCRIBED ROADWAYS GRANTED TO GULF STATES UTILITIES COMPANY
 PER VOL. 495, PG. 335



THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0575 G
 MAP REVISION: 08-18-2014
 ZONE AE
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

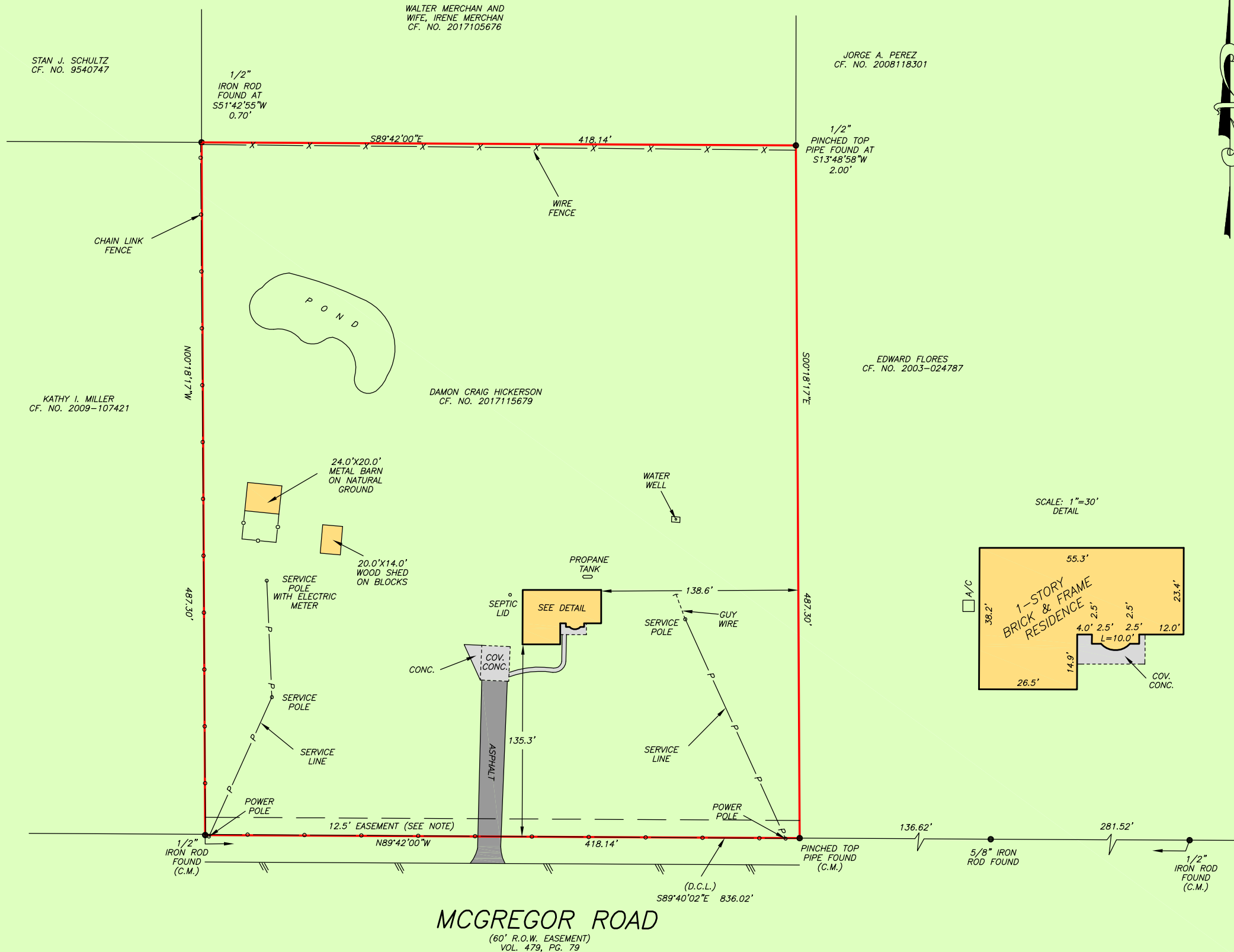
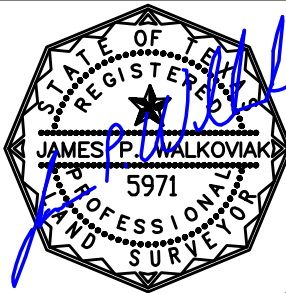
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CF. NO. 2003024787

DRAWN BY: VT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 19-01915
 MARCH 14, 2019



MCGREGOR ROAD
 (60' R.O.W. EASEMENT)
 VOL. 479, PG. 79



RON CHANDLER
 713-784-0006



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 FIRM NO. 10063700