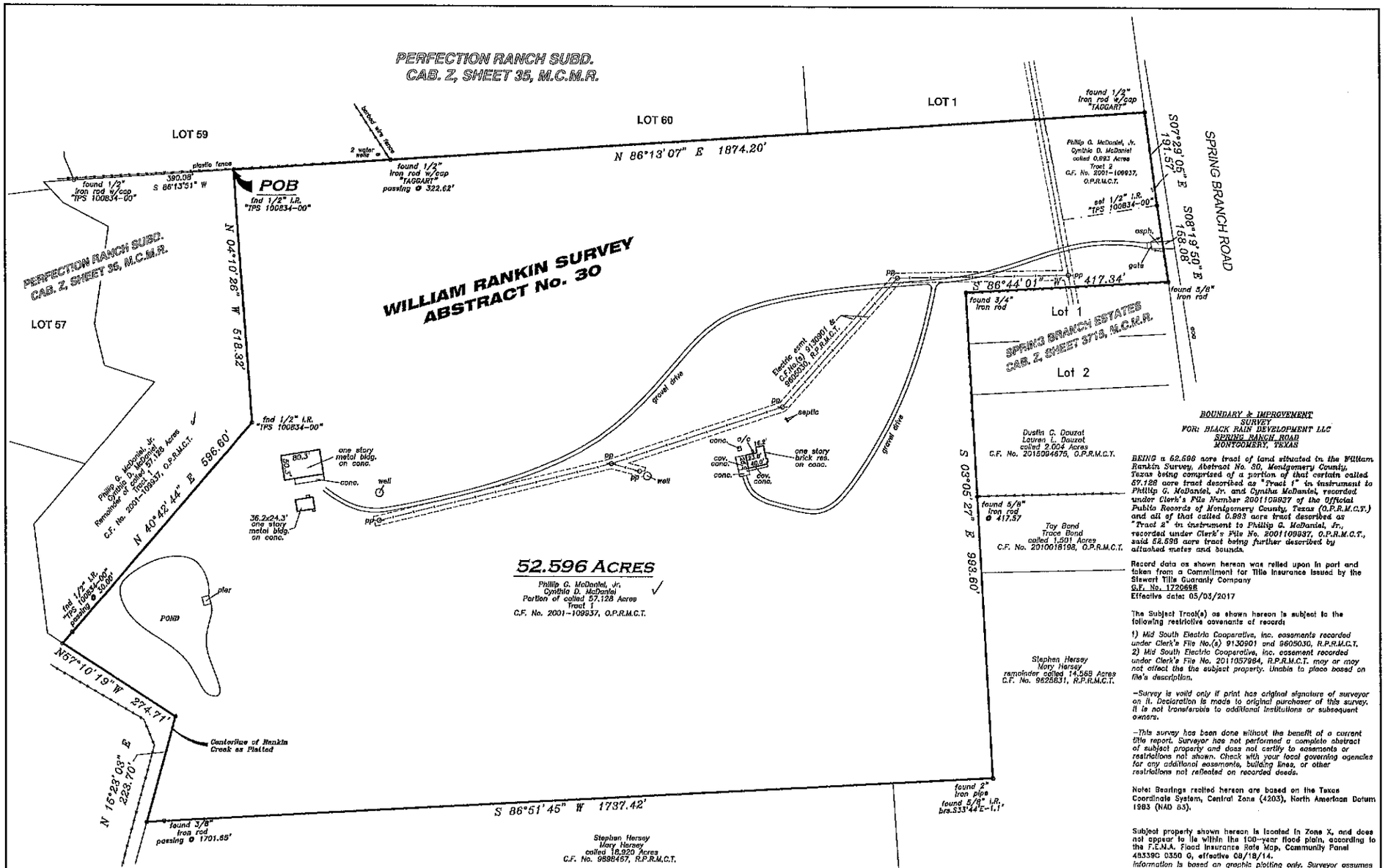

BOUNDARY & IMPROVEMENT SURVEY
FOR: BLACK RAIN DEVELOPMENT LLC
SPRING RANCH ROAD
MONTGOMERY, TEXAS

BEING a 52.596 acre tract of land situated in the William Rankin Survey, Abstract No. 30, Montgomery County, Texas being comprised of a portion of that certain called 57.128 acre tract described as "Tract 1" in instrument to Phillip G. McDaniel, Jr. and Cynthia McDaniel, recorded under Clerk's File Number 2001109937 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.) and all of that called 0.993 acre tract described as "Tract 2" in instrument to Phillip G. McDaniel, Jr., recorded under Clerk's File No. 2001109937, O.P.R.M.C.T., said 52.596 acre tract being further described by attached metes and bounds.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the Stewart Title Guaranty Company
G.F. No. 1720688
Effective date: 05/03/2017

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

1) Mid South Electric Cooperative, Inc. easements recorded under Clerk's File No.(s) 9130901 and 9605030, R.P.R.M.C.T.
2) Mid South Electric Cooperative, Inc. easement recorded under Clerk's File No. 2011057984, R.P.R.M.C.T. may or may not affect the the subject property. Unable to place based on file's description.

-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.

-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 deeds.

Note: Bearings recited hereon are based on the Texas Coordinate System, Central Zone (4203), North American Datum 1983 (NAD 83).

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 0350 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

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: 05/15/17 DM

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

May 25, 2017

LEGEND

wm = water meter
mh = manhole
cbl = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
eca = edge of asphalt
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
A.E. = aerial easement
M.C.D.R. = Montgomery County Deed Records
M.C.M.R. = Montgomery County Map Records

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.	Key Map	DRAWING DATE: 05/17/17
M413-02	122X	REVISED:
52 Ac.		DRAWN BY: DMF