

WM = water meter
 cbh = cable tv box
 tel. = telephone box
 elec. = electric box
 pp = power pole
 eoa = edge of asphalt
 rec. = record call
 BL = 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

**OAK CANYON SUBDIVISION
 SECTION TWO
 (UNRECORDED)**

**OAK CANYON SUBDIVISION
 SECTION THREE
 (UNRECORDED)**

James & Bonnie Sides
 Lots 105-112
 C.F. #9264819, R.P.R.M.C.T.

LOT 107
 found 3/8" iron pipe

LOT 106
 line is basis for bearings
 Rec: N 89°46' E 178.02'
 found 3/8" iron pipe @ 88.05'

LOT 105
 found 3/8" iron pipe

0.699 ACRES

Kim Pilsun
 Called 0.698 Ac.
 C.F. #99010155, R.P.R.M.C.T.

LOT 60
 Shana Foster
 Called 0.347 Ac.
 C.F. #2005067834, O.P.R.M.C.T.

Rec: N 01°16'15" W 171.64'
 N 01°16'15" W 171.64'

Rec: S 00°26'54" E 171.98'
 S 00°26'54" E 171.32'

**MATTHEW DIAL SURVEY
 ABSTRACT NO. 160**

BEING a 0.699 acre tract of land situated in the Matthew Dial Survey, Abstract No. 160, Montgomery County, Texas, being all of that certain called 0.698 acre tract described as Lots 61 and 62 of Oak Canyon Subdivision, Section Two (unrecorded), in instrument to Kim Pilsun, recorded under Clerk's File No. 99010155 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.699 acre tract being more particularly described by attached metes and bounds.

-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.

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 0545 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: 07/17/17 RH

BOUNDARY
 SURVEY
 TWIN DEER ROAD
 CONROE, TEXAS 77385

TEXAS
 PROFESSIONAL SURVEYING, LLC

3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 WWW.SURVEYINGTEXAS.COM

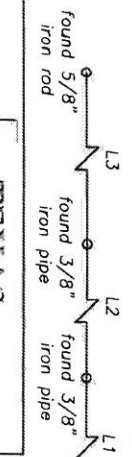
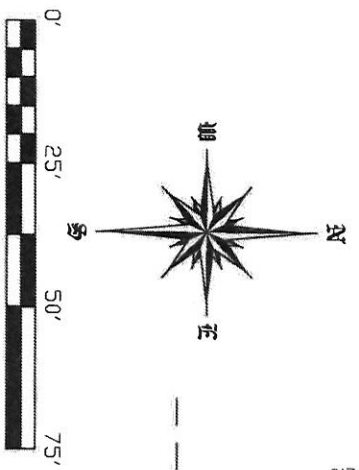
FIRM REGISTRATION NO. 100834-00

DRAWING DATE: 07/17/17

PROJECT NO. K131-01

Key Map 252A

REVISED: DRAWN BY: CDF



P.O.B.
 found 3/8" iron pipe

S 89°40'12" W 176.42'
 Rec: S 89°46' W 176.42'

set 1/2" I.R.
 TPS. 100834-00 @ 88.42'

**TWIN DEER ROAD
 (60' R.O.W.)**

Handwritten signature and initials.

LINE	BEARING	DISTANCE
L1	S 89°40'12" W	176.24
L2	N 89°44'53" W	88.13
L3	S 89°43'51" W	527.79



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524