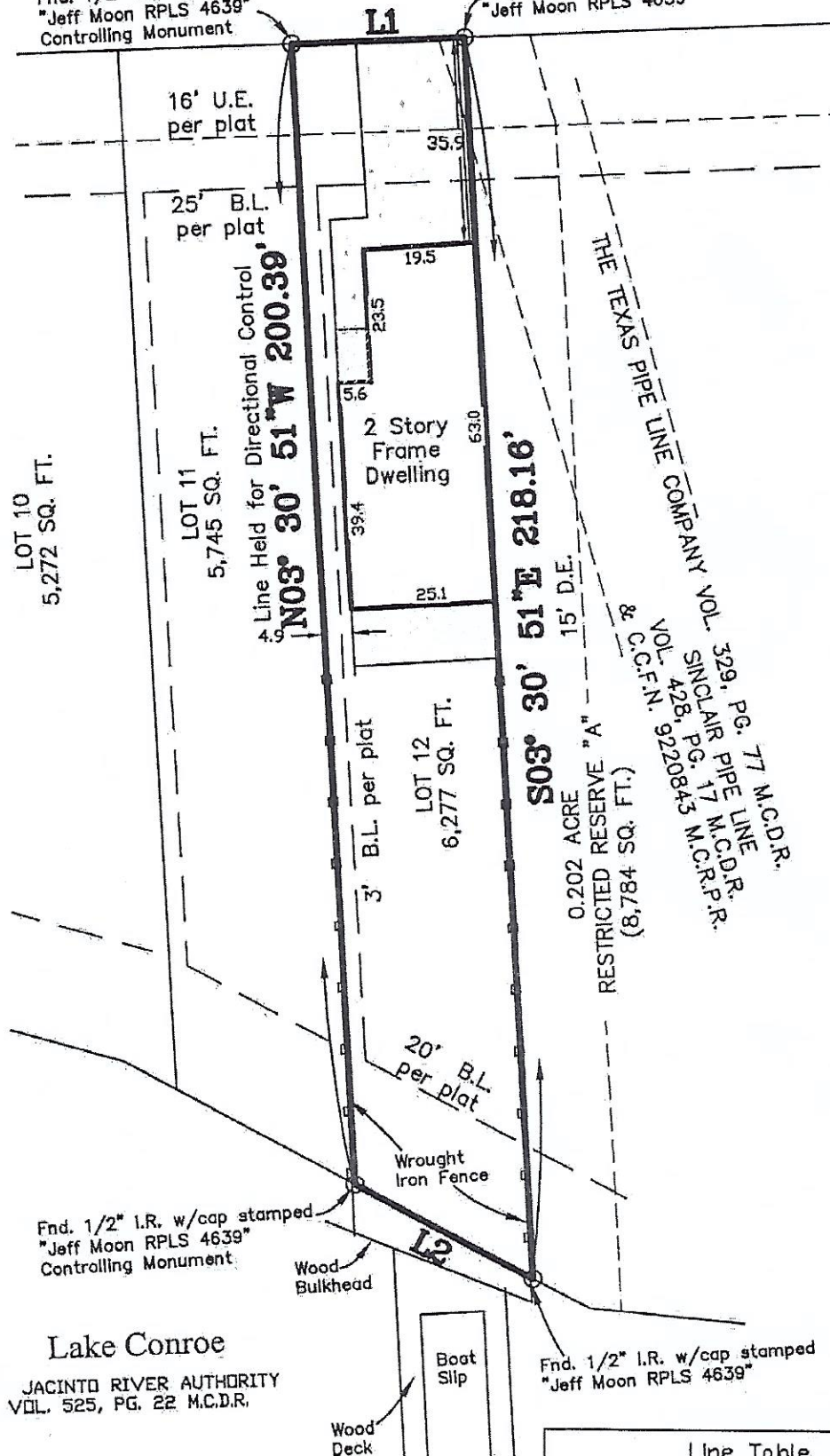


Marina Drive
(60' Prescriptive Right-of-Way)

Fnd. 1/2" I.R. w/cap stamped
"Jeff Moon RPLS 4639"
Controlling Monument

Fnd. 1/2" I.R. w/cap stamped
"Jeff Moon RPLS 4639"



THE TEXAS PIPE LINE COMPANY VOL. 329, PG. 77 M.C.D.R.
& SINGLAIR PIPE LINE VOL. 428, PG. 17 M.C.D.R.
& C.C.F.N. 9220843 M.C.R.P.R.

Line Table		
Line #	Bearing	Distance
L1	N87° 23' 15"E	30.00
L2	N62° 12' 49"W	35.11

Notes:
1. Bearings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83)(2002 Adj.)(FIPS 4203).

2. This survey was performed with reliance upon Title research and Abstracting performed by First American Title Guaranty Company under GF No 2490004-H043 with an effective date of August 11, 2020. This surveyor did not abstract the subject property. Exceptions to title are as follows:

25' Building Line along the North line, 20' Building Line along the South line, 3' Building Line along the West line, 16' Utility Easement along the North line as set out in Plat/Map recorded in Cab. Z, Sht. 6240 M.C.M.R.(Shown)

WB + [Signature]

LAND SURVEY
LOT 12, BLOCK 1 LAKE SHORE COVE
A SUBDIVISION IN THE
JAMES SMITH SURVEY, A-97

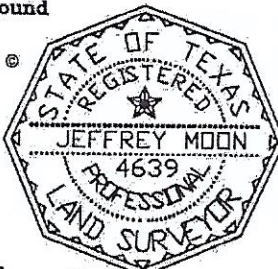
MONTGOMERY COUNTY, TEXAS REF: Cab. Z, Sht. 6240 MAP RECORDS
Scale: 1" = 30' Date: May 9, 2020(Revision)
Address: 15101 Marina Drive, Montgomery, Texas 77356

To First American Title Guaranty Company, Mortgage Research Center LLC, William L. Berry and Karen A. Berry Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

All rights reserved Copyright 2020 Jeffrey Moon & Assoc., Inc. ©

Jeffrey Moon
Registered Professional
Land Surveyor No. 4839
T.B.P.E.L.S. Firm No. 10112200



Revision:
May 9, 2020 Form survey

GF# 2490004-H043 File #20-T-240 TJH Book L.L. Pg.

Shore Cove\18-B-14 2.89 Acres (Lake Shore Cove)\lot 12 Final.dwg