



LINE	BEARING	DISTANCE
L1	N 00°59'21" W	89.84'
L2	N 00°26'25" W	90.19'



SYMBOL LEGEND

-P-	- Overhead Power Line
-G-	- Guy Wire
-//-	- Wood Fence
-XXX-	- Wrought Iron Fence
-XX-	- Chainlink Fence
-X-	- Wire Fence
-FH-	- Fire Hydrant
-PP-	- Power Pole
-TP-	- Telephone Pedestal
-WV-	- Water Valve
-WM-	- Water Meter
(CM)	- Controlling Monument

Surveyor has relied on information provided by:
 Title Resources Guaranty Company
 G.F. No. 3016921-00969
 Effective date: March 9, 2021

UNITED STATES FORESTRY SERVICE
 M.C.A.D. I.D. No. R41688

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Those as per Item 1, Schedule B, of said Title Commitment.
- 2) 10' U.E. along the front and 5' along the the side and rear property lines per Vol. 632, Pg. 472, D.R.M.C.T. (Does affect / shown hereon)
- 3) 20' B.L. along the front 5' along the side and rear property lines per Vol. 632, Pg. 472, D.R.M.C.T. (Does affect / shown hereon)

BOUNDARY SURVEY

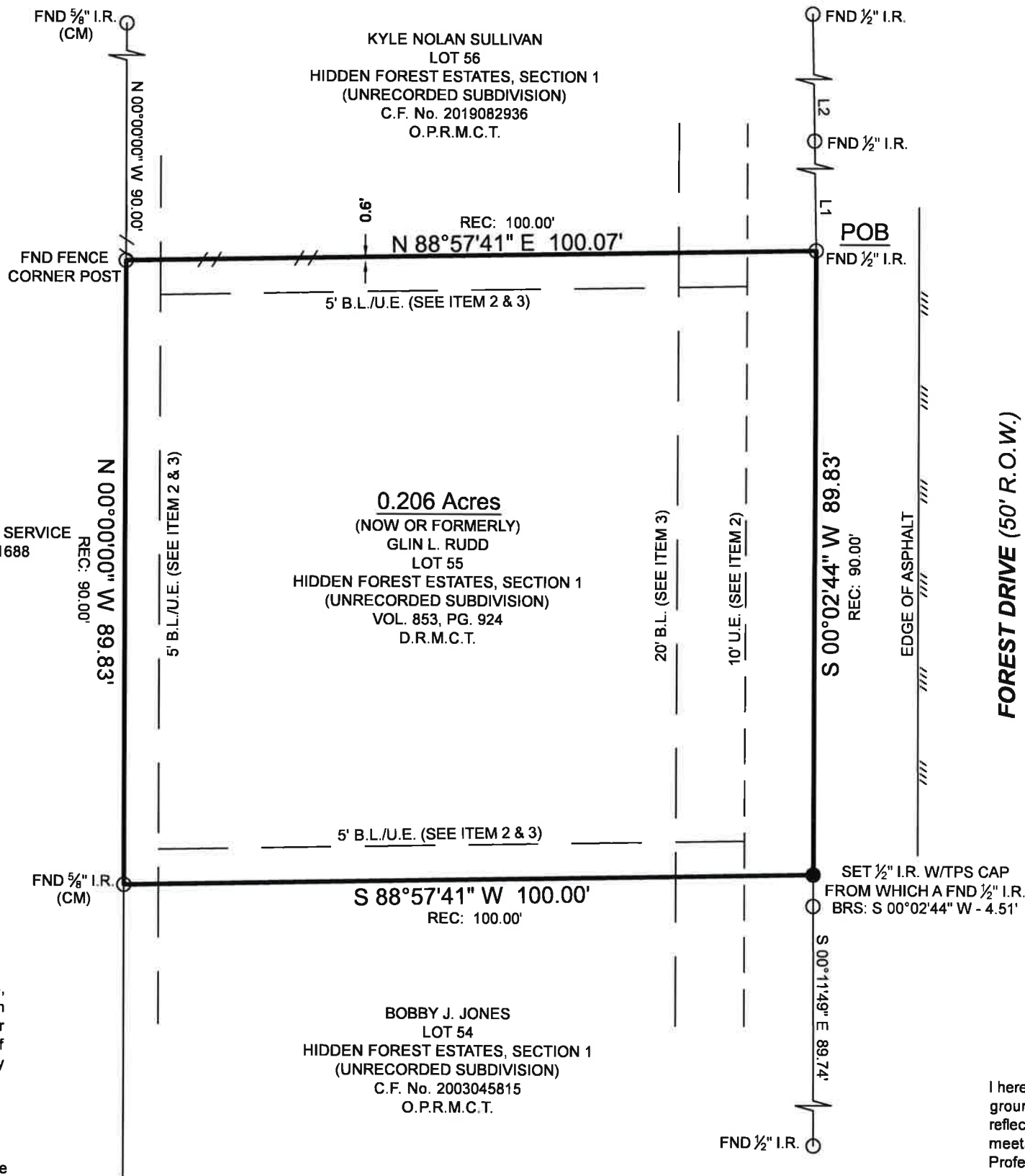
BEING a 0.206 acre tract of land situated in the James J. Foster Survey, Abstract No. 204, Montgomery County, Texas, being all of that same tract known locally as Lot 55 of Hidden Forest Estates, Section 1 (unrecorded subdivision), described in instrument (now or formerly) to Glin L. Rudd, recorded in Volume 853, Page 924 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.206 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0200G having an effective date of 8/18/2014.

Job No.: F258-02
 Scale: 1"=20'
 Date: 4/7/2021
 Drawn By: SC
 Field Crew: JG
 Revised:

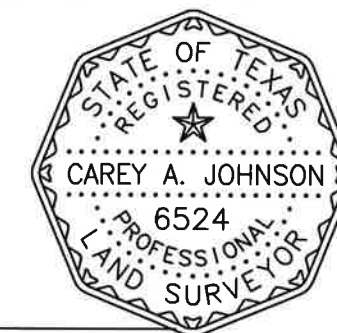
Purchaser: Graba Equity Corp
 Address: Forest Drive, Montgomery, TX, 77356
 Lot 55, Block, Section 1
 Survey: James J. Foster, A 204
 Area: 0.206 Acres
 Subdivision: Hidden Forest Estates (Unrecorded)
 Cabinet, Sheet, Records
 Montgomery County, Texas

Basis of Bearings Based on the easterly line of United States Forestry Service tract.



**JAMES J. FOSTER SURVEY
 ABSTRACT No. 204**

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
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 FIRM REGISTRATION No. 100834-00