



SYMBOL LEGEND

- P - Overhead Power Line
- ——— - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- [Symbol] - Fire Hydrant
- [Symbol] - Power Pole
- [Symbol] - Telephone Pedestal
- [Symbol] - Water Valve
- [Symbol] - Water Meter
- [Symbol] - Set Iron Rod w/TPS Cap
- [Symbol] - End Iron Rod

Surveyor has relied on information provided by:
 Amrock Title Insurance Company
 G.F. No. 70471444
 Effective date: May 11, 2021

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

- 1) Easement, as per Vol. 1103 Pg. 640, D.R.H.C. (Unable to plot)
- 2) Easement for ingress and egress, as per Vol. 4831 Pg. 558, D.R.H.C. (Does affect / shown hereon)
- 3) Easement in instrument Number E374574 O.P.R.R.P.H.C.T. (Does affect / shown hereon)

BOUNDARY & IMPROVEMENT SURVEY

BEING a 4.814 acre tract of land situated in the Solomon Brown Survey, Abstract Number 7, Harris County, Texas, being comprised of that same called 2.7980 acre tract described as Tract I and that same called 2.0000 acre tract described as Tract II in instrument to Tiffany G. Nichols and Matthew J. Nichols, recorded under Clerk's File Number RP-2016-71130 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 4.814 acre tract being more particularly described by metes and bounds as follows.

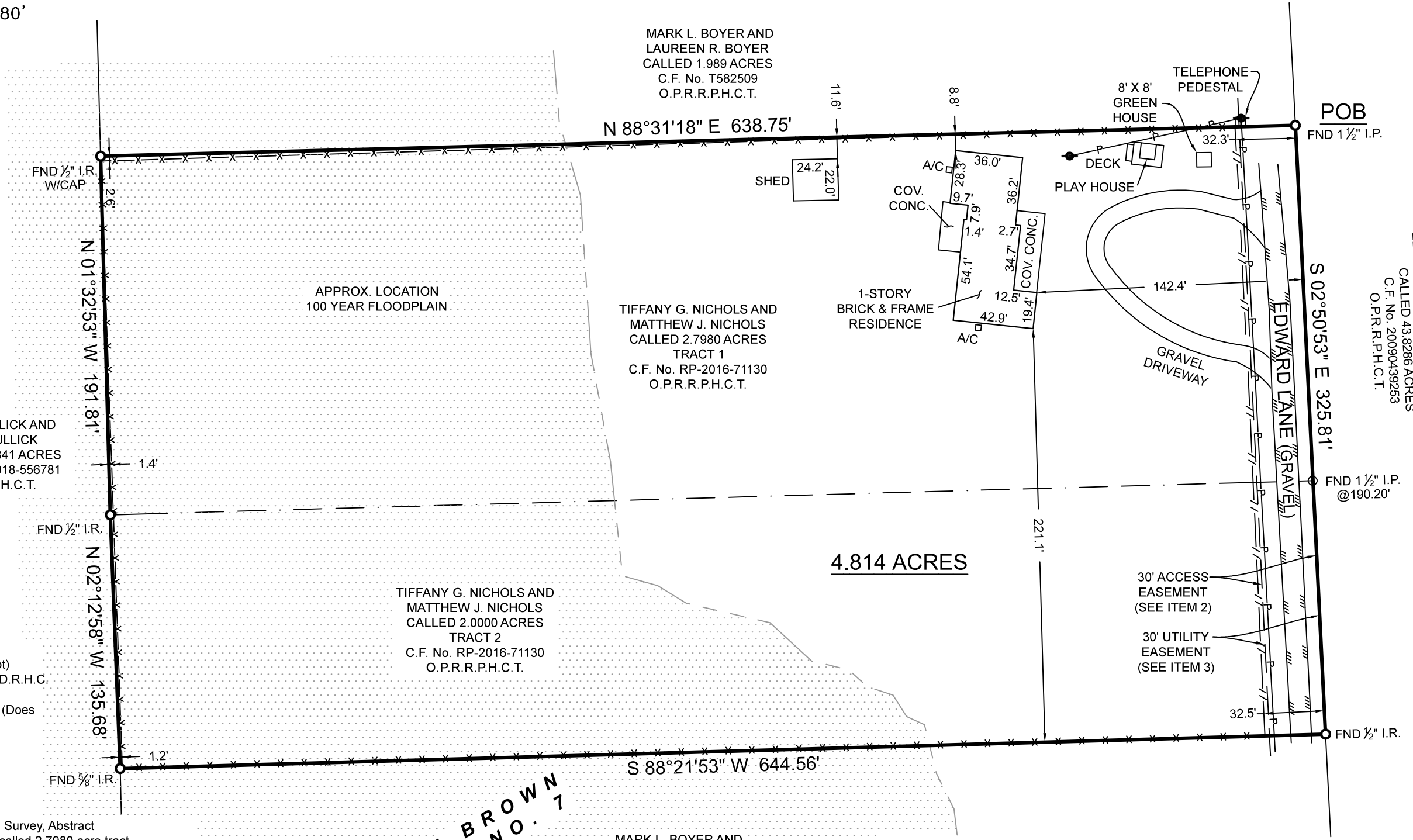
A portion of this property lies within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48201C0205L having an effective date of 06/18/2007.

Job No.: N174-01
 Scale: 1"=60'
 Date: 06/24/2021
 Drawn By: AS
 Field Crew: EL
 Revised:

Purchaser: Matthew J. Nichols and Tiffany G. Nichols
 Address: 22903 Edward Ln., Tomball, TX 77377
 Lot: _____, Block: _____, Section: _____
 Survey: Solomon Brown, A 7
 Area: 4.814 Acres
 Subdivision: _____
 Cabinet: _____, Sheet: _____, Records: _____
 Harris County, Texas

3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD83, Texas State Plane Coordinate System, Central Zone (4203).



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

