

- LEGEND**
- ⊕ Concrete Monument
 - ⊞ Electrical Transformer
 - ⊙ Gas Meter
 - ⊕ Fire Hydrant
 - Monument
 - Property Corner
 - Light Pole
 - Manhole
 - Power Pole
 - Cable Box
 - ⊞ Storm Inlet
 - ⊞ Telephone Pedestal
 - ▲ Traverse Point
 - ☼ Tree
 - ⊕ Valve Box
 - Water Meter
 - L.S.E. Landscape Easement
 - B.L. Building Line
 - U.E. Utility Easement
 - A.E. Aerial Easement
 - Fence

Being 2.6143 acres of land, situated in the John Phillips Survey, Abstract Number 432 in Montgomery County, Texas and being that same tract as described in Deed to Harold W. Maxwell, called 2.615 acres and recorded under Clerk's File Number 8043763 Real Property Records of Montgomery County, Texas; said tract being known as Lot 45S in Highland Estates, an unrecorded subdivision; said 2.6143 acres being more particularly described by metes and bounds as follows with all bearings referenced to the South line of Lot 45S and North line of Lot 44 as found monumented on the ground:

Owner: Lisa Carlisle-Maxwell
 Address: 30427 Highland Estates Blvd
 Magnolia, TX 77354

Date: 03/10/2017
 Job No: 2017-047 (C.M.)

- NOTES:**
1. Plat Scale 1" = 100'
 2. The bearings and coordinates shown hereon are Texas Central Zone No. 4203 State Plane Coordinates (NAD83) 2002 adjustment and may be brought to surface by applying a combined scale factor of 0.99994454. Distances shown on plat are ground.
 3. Roads dedicated by record plat (record deed) unless otherwise noted.
 4. This survey was performed without benefit of a Title Report and therefore may not reflect all Building Set Back Lines, Easement, Deed Restrictions and other matters of record.

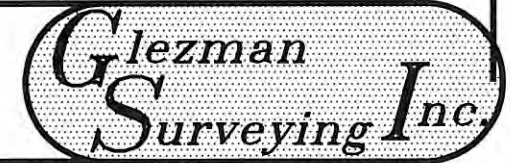
5. The professional services reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose. This original work is protected under copy right laws, 17 United States Code Section 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named below and no license has been created, expressed or implied, to copy the survey except as is necessary, in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.
6. 5/8" Iron Rods with survey cap marked "Glezman 4627" set at all property corners unless otherwise noted.



TO: Lisa Carlisle-Maxwell
 We, Glezman Surveying, Inc., acting by and through Michael Glezman, a Registered Professional Land Surveyor in the State of Texas, certify that this survey and professional services substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

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Surveying Southeast Texas since 1987
GLEZMAN SURVEYING, INC.
 1938 Old River Road, Montgomery, Texas 77356
 Firm No. 10039200
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2.6143 ACRES
JOHN PHILLIPS SURVEY, A-432
MONTGOMERY COUNTY, TEXAS

Being 2.6143 acres of land, situated in the John Phillips Survey, Abstract Number 432 in Montgomery County, Texas and being that same tract as described in Deed to Harold W. Maxwell, called 2.615 acres and recorded under Clerk's File Number 8043763 Real Property Records of Montgomery County, Texas; said tract being known as Lot 45S in Highland Estates, an unrecorded subdivision; said 2.6143 acres being more particularly described by metes and bounds as follows with all bearings referenced to the South line of Lot 45S and North line of Lot 44 as found monumented on the ground:

BEGINNING at a 5/8 inch iron rod, found for the Southwest corner of Lot 45S, the Northwest corner of Lot 44, a called 5.2309 acre tract as described in Deed to Frank Young and wife, Brenda Young as described under Clerk's File Number 9564459 Real Property Records, being the Northeast corner of Lot 31, a called 5.230 acre tract as described in Deed to Earl Cornet and Norma Olivaries as described under Clerk's File Number 9826335 Real property Records, and being the Southeast corner of Lot 30, a called 5.230 acre tract as described in Deed to Earl P. Cornett, Sr. and wife, Ermyle D. Cornett as recorded under Clerk's File Number 2002-075367 Real Property Records;

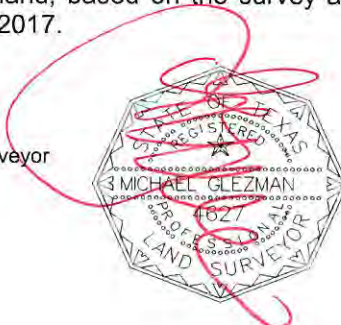
THENCE North 00°46'29" West, a distance of 166.85 feet along the common line of Lot 30 and Lot 45S, to a 5/8 inch iron rod, found for the Northwest corner of the herein described tract and the Southwest corner of Lot 45N, a called 2.615 acre tract as described in Deed to Larry M. Allen and Barbara Allen as described under Clerk's File Number 2000-028668 Real property Records; said corner being further referenced by a fence corner post bearing North 85°44'14" East, a distance of 1.45 feet;

THENCE North 88°36'31" East, a distance of 682.29 feet along the common line of Lot 45S and 45N, passing a one inch iron pipe, found for reference, located South 89°51'48" East, 1.08 feet from a fence corner post; continuing in all, a distance of 652.62 feet to a point in the center of Highland Estates Boulevard, being the Northeast corner of the herein described tract;

THENCE South 01°25'06" East, a distance of 166.52 feet along the East line of Lot 45S with the center line of Highland Estates Boulevard, to the Southeast corner of the herein described tract and the Northeast corner of Lot 44;

THENCE South 88°34'54" West along the common line of Lot 44 and Lot 45S, passing at 30.08 feet, a 5/8 inch iron rod with survey cap, found for reference and from which is found, a fence corner post bearing South 11°06'46" West, 1.13 feet; continuing along said line, in all, a total distance of 684.16 feet back to the Point of Beginning and containing 2.6143 acres of land, based on the survey and plat prepared by Glezman Surveying, dated March 10, 2017.

Michael Glezman
Registered Professional Land Surveyor
Texas Registration No. 4627



Date: 03/14/2017
2017-047 Maxwell 2.6143 Acres