

**BOUNDARY SURVEY**  
 FOR: RONALD MARTINEZ  
 17276 TRAM ROAD  
 SPLENDORA, TEXAS 77372

BEING a 0.445 acre tract of land situated in the W. S. Taylor Survey, Abstract No. 552, Montgomery County, Texas, being all of that certain called 0.940 acre tract described as Lot 41, Block 4 of Muleshoe Subdivision, Section 2, instrument to Colony Ridge, Ltd., recorded in Clerk's File No. 2006138029 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.445 acre tract being more particularly described by attached metes and bounds.

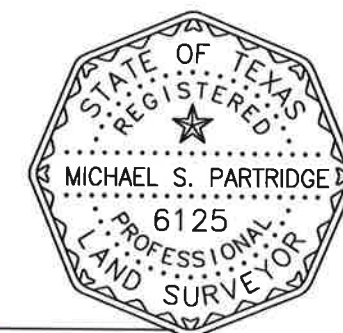
-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-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 is located in Zones X & X-shaded, 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 0600 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: 08/04/17 VL



*Michael S. Partridge*  
 Michael S. Partridge  
 Registered Professional Land Surveyor No. 6125

**W.S. TAYLOR SURVEY  
 ABSTRACT No. 552**

SCOTTIE LEE HOLLAND  
 C.F. NO. 2016113721  
 O.P.R.M.C.T.

COLONY RIDGE, LTD.  
 LOT 40 BLOCK 4,  
 MULESHOE SUBD., SEC 2  
 CALLED 0.940 ACRES  
 C.F. NO. 2006138029  
 O.P.R.M.C.T.

Rec: N 89°43'00" E 234.60'  
**N 89°43'00" E 208.93'**

SET 1/2" I.R.  
 tps.100834-00

**0.445 ACRES**

COLONY RIDGE, LTD.  
 LOT 41, BLOCK 4,  
 MULESHOE SUBD., SEC 2  
 CALLED 0.940 ACRES  
 C.F. NO. 2006138029  
 O.P.R.M.C.T.

**P.O.B.**

**S 89°43'00" W 181.34'**  
 Rec: S 89°43'00" W 179.80'

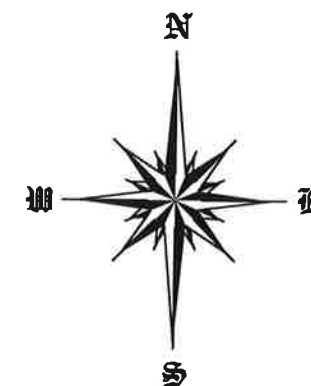
FND 1/2" I.R.

LUIS ARIAS MARES  
 LOTS 42 AND 43, BLOCK 4,  
 MULESHOE SUBD., SEC 2  
 CALLED 0.736 ACRES  
 C.F. NO. 2006029237  
 O.P.R.M.C.T.

**TRAM ROAD (60' R.O.W.)**

**S 14°31'02" W 102.83'**  
 Rec: S 14°22'19" W 206.71'

**S 14°31'02" W 102.88'**  
 FND 1/2" I.P.



ELLEN LUMA  
 LOT 38  
 C.F. NO. 99022007  
 REF C.F. NO. 7808910  
 R.P.R.M.C.T.

SET 1/2" I.R.  
 tps.100834-00

**N 01°02'54" W 99.42'**  
 Rec: N 01°00'00" W 200.00'

SET 1/2" I.R.  
 tps.100834-00

**S 01°02'51" E 208.44'**  
 FND 1/2" I.P.

FND 1/2" I.P.  
 (ctrl. mon.)

**LEGEND**

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eea = edge of asphalt
- rec. = record call
- B.L. = 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



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 FIRM REGISTRATION No. 100834-00

PROJECT NO. M404-02  
 Key Map 224W  
 DRAWING DATE: 10/18/17  
 REVISED:  
 DRAWN BY: CDF