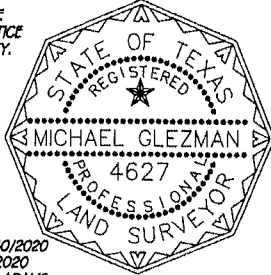


- NOTES:**
- COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM AND 83, TEXAS CENTRAL ZONE (2002 ADA (PPS 4803) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.000002546. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
  - BEARINGS BASED ON THE PLAT CALL ALONG THE WESTERLY LINE OF BLOCK 2 AS FOUND MONUMENTED ON THE GROUND.
  - BY GRAPHICAL PLOTTING, NO PORTION OF THIS PLAT LIES WITHIN THE 1% ANNUAL FLOOD HAZARD AREA 100 YEAR FLOODPLAIN. THE SUBJECT TRACT LIES WITHIN ZONE "X" AND REMAINS AS OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOOD HAZARD AREA 500 YEAR FLOODPLAIN ACCORDING TO FEMA PANEL NO. 48399C020956, EFFECTIVE DATE AUGUST 01, 2014.
  - 1/2" SET IRON RODS WITH SURVEY CAP MARKED "GLEZMAN R.P.L.S. 4627" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - STANDARD ABBREVIATIONS:  
BL. BUILDING LINE  
U.E. UTILITY EASEMENT  
I.R. IRON ROD  
I.P. IRON PIPE  
R.O.W. RIGHT-OF-WAY  
G.S.U.E. GRAY STATES UTILITIES EASEMENT  
C.F. COUNTY CLERK'S FILE NUMBER  
D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS  
M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS  
R.P.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS  
VOL. PG. VOLUME AND PAGE  
D.R.M.C.T. DEED RECORDS MONTGOMERY COUNTY, TEXAS  
O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY, TEXAS
  - REFERENCE CITY OF CONROE GIS-MAP BOOKS MAP "260" WATER AND SEWER BOOKS.
  - SEE METES AND BOUNDS DESCRIPTION ATTACHED FOR COMPLETE DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORICAL CONDITION 3 TPS LAND TITLE SURVEY.

*(Signature)*  
**MICHAEL GLEZMAN, R.P.L.S. 4627**  
GLEZMAN CONSULTING  
TSPS FIRM NO. 1094587  
2858 PELICAN ISLAND DRIVE  
WILLIS, TEXAS 77376  
936.499.1035  
mglez2@aol.com



SURVEY DATE: 05/30/2020  
REVISED 06/30/2020  
HOLLY DAVIS/MARY ADAMS

**0.487 ACRE  
JOHN DORSEY SURVEY, A-174  
MONTGOMERY COUNTY, TEXAS**

*Being 0.487 acre (21,194 square feet) of land, situated in the John Dorsey Survey, Abstract Number 174 in Montgomery County, Texas and being out of that certain called 2 acres to Leo B. Adams and Mary L. Adams in Deed recorded in Volume 773, Page 848 Deed Records of Montgomery County, Texas and being described as Lot 1 and Lot 2, in Block 2, of Southern Oaks Section 1, the map or plat thereof recorded in Volume 7, Page 387 Map Records of Montgomery County, Texas; said 0.487 acre being more particularly described by metes and bounds as follows with all bearings referenced to the Westerly line of Big Oak Drive, a 50 foot wide right-of-way, as found monumented on the ground and common to the Easterly line of Block 2:*

**BEGINNING** at a 5/8 inch iron rod with a survey cap marked "Glezman, R.P.L.S. 4627", set for the Northwest corner of the herein described tract and the Northwest corner of Lot 1 and the Southwest corner of Lot 3 as described in Deed to Grisedela Andrade and Israel Andrade, recorded under Clerk's File Number 2006-063986 Official Public Records of Montgomery County, Texas; said corner being further located in the East line of F.M. 1314, also known as Conroe Porter Road, a 100 foot wide right-of-way recorded in Volume 215, Page 77 Deed Records of Montgomery County, Texas;

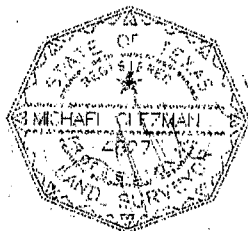
**THENCE** North 74°40'03" East, a distance of 146.97 feet along the common line of Lot 1 and Lot 3, to a 5/8 inch iron rod with a survey cap marked "Glezman, R.P.L.S. 4627", set for the Northeast corner of the herein described tract and the Northwest corner of that certain called 0.4950 acre tract conveyed to Vicki A. Davis in Deed recorded under Clerk's File Number 9827719 Official public Records of Montgomery County, Texas;

**THENCE** South 26°41'41" East, a distance of 145.41 feet along the West line of the called 0.4950 acre tract, severing Lot 1, to a 5/8 inch iron rod with a survey cap marked "Glezman, R.P.L.S. 4627", set for the Southeast corner of the herein described tract;

**THENCE** South 74°33'42" West, a distance of 150.32 feet, severing Lot 1, to a 2 inch round steel fence corner post, found for the Southwest corner of the herein described tract and located in the West line of Lot 1 and the East line of F.M. 1314;

**THENCE** North 25°23'14" West, a distance of 145.06 feet along the East line of F.M. 1314, back to the Point of Beginning and containing 0.487 acre of land, based on the survey and plat prepared by Michael Glezman, R.P.L.S., dated May 30, 2020.

Michael Glezman  
Registered Professional Land Surveyor  
Texas Registration No. 4627



Date: June 2, 2020  
Holly Davis/Mary Adams