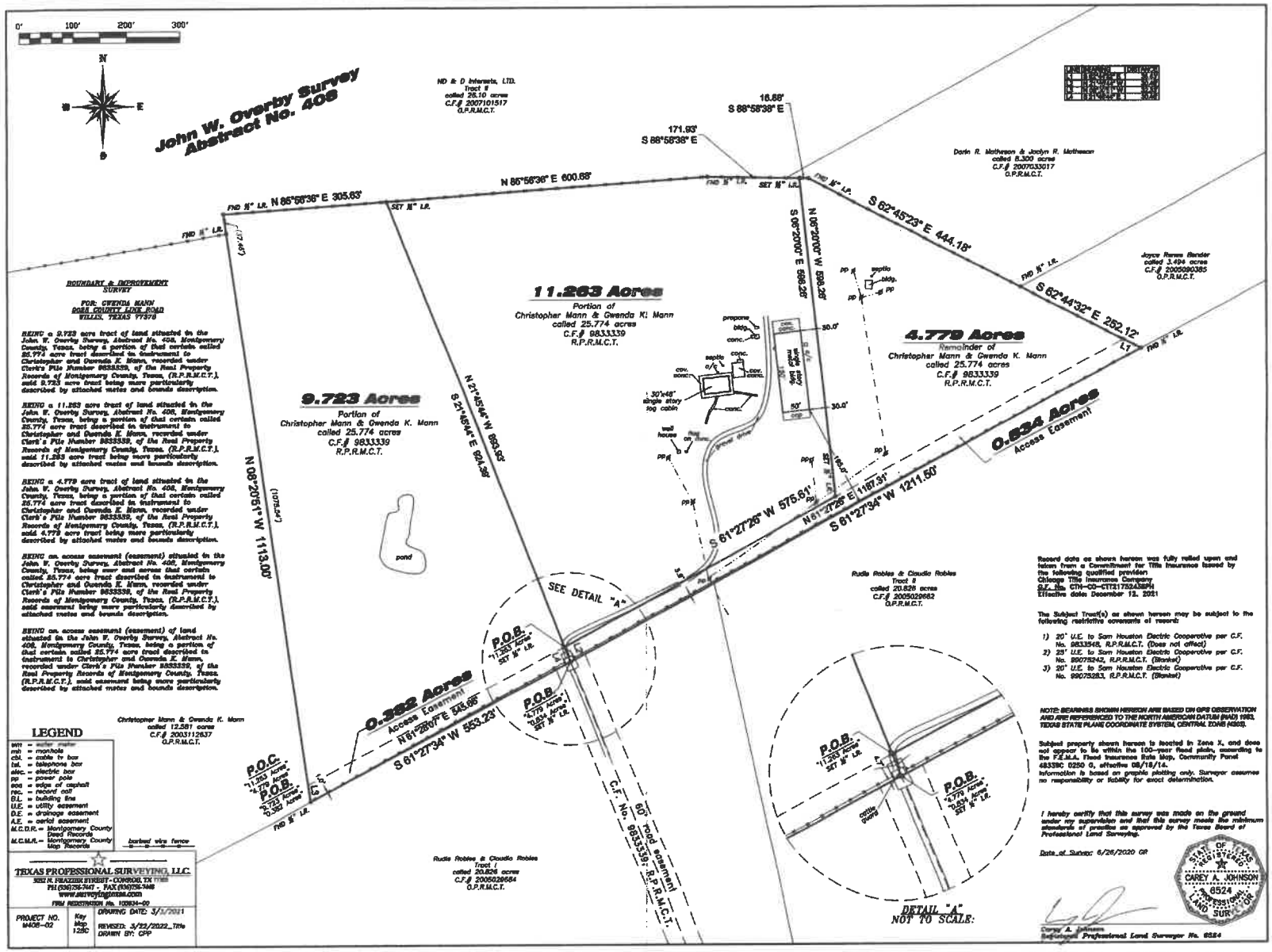

BOUNDARY & IMPROVEMENT SURVEY

FOR: GWENDA MANN
8088 COUNTY LINE ROAD
WILLIS, TEXAS 77378

BEING a 9.723 acre tract of land situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being a portion of that certain called 25.774 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 9833339, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), said 9.723 acre tract being more particularly described by attached metes and bounds description.

BEING a 11.263 acre tract of land situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being a portion of that certain called 25.774 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 9833339, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), said 11.263 acre tract being more particularly described by attached metes and bounds description.

BEING a 4.779 acre tract of land situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being a portion of that certain called 25.774 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 9833339, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), said 4.779 acre tract being more particularly described by attached metes and bounds description.

BEING an access easement (easement) situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being over and across that certain called 25.774 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 9833339, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), said easement being more particularly described by attached metes and bounds description.

BEING an access easement (easement) of land situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being a portion of that certain called 25.774 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 9833339, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), said easement being more particularly described by attached metes and bounds description.

LEGEND

wm	= water meter
mh	= manhole
cbl	= cable tv box
tel	= telephone box
elec	= electric box
pp	= power pole
eoa	= 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

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Chicago Title Insurance Company
G.F. No. CTN-CO-CTT217752A(kph)
Effective date: December 12, 2021

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

1) 20' U.E. to Sam Houston Electric Cooperative per C.F. No. 9833548, R.P.R.M.C.T. (Does not affect)
2) 25' U.E. to Sam Houston Electric Cooperative per C.F. No. 89075242, R.P.R.M.C.T. (Blanket)
3) 20' U.E. to Sam Houston Electric Cooperative per C.F. No. 89075283, R.P.R.M.C.T. (Blanket)

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION AND ARE REFERENCED TO THE NORTH AMERICAN DATUM (NAD) 1983, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203).

Subject property shown hereon is located in Zone X, 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 0250 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: 6/26/2020 GR

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC.
3052 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.txprofessionalsurveying.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 3/3/2021
9408-02	123C	REVISED: 3/22/2022_Title DRAWN BY: CPP