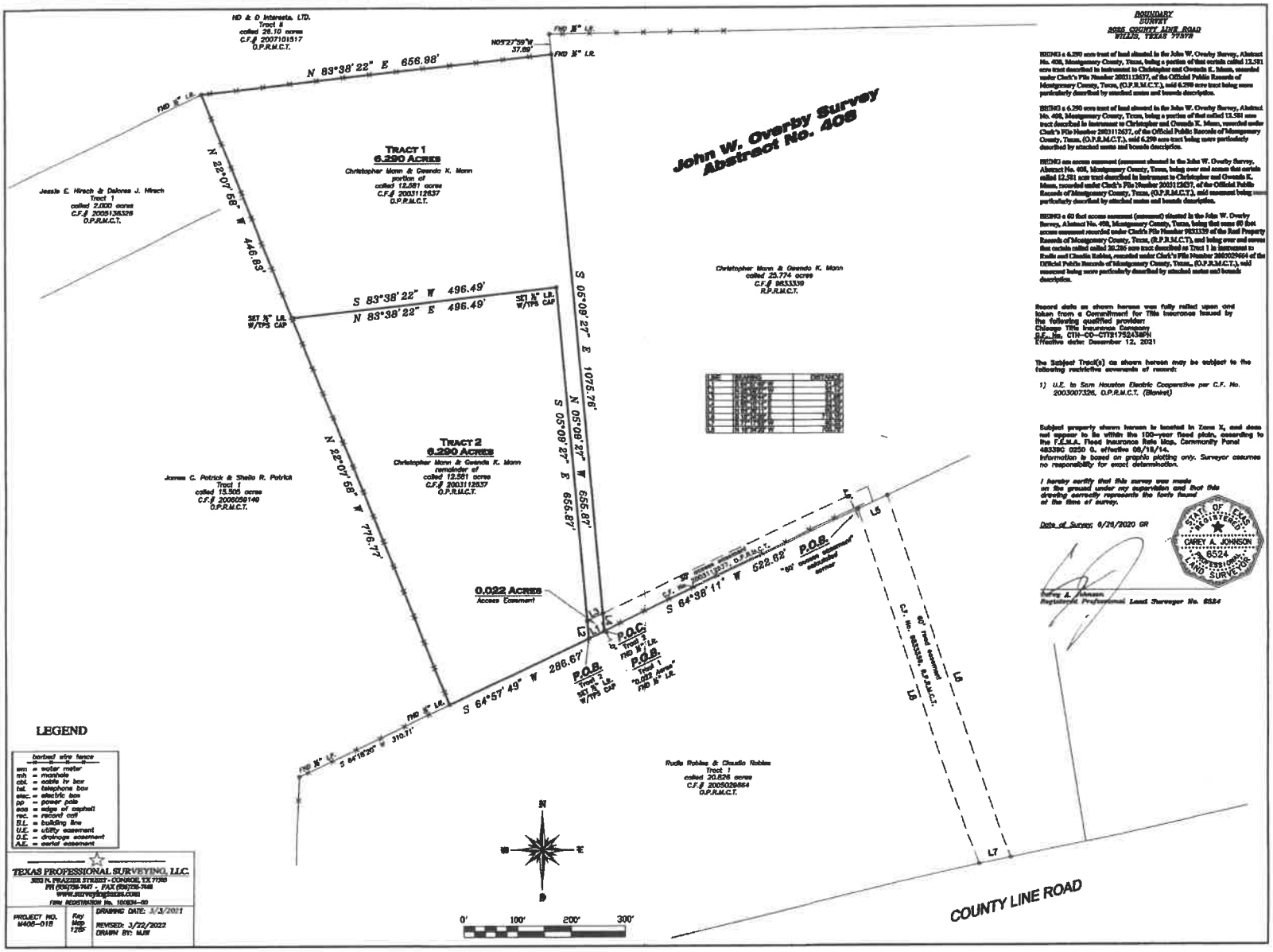

TEXAS PROFESSIONAL SURVEYING, LLC.
3033 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 3/3/2021
M408-018	128F	REVISED: 3/22/2022
		DRAWN BY: MJW

BOUNDARY SURVEY
2026 COUNTY LINE ROAD
WILLIS, TEXAS 77378

BEING a 6.290 acre tract of land situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being a portion of that certain called 12.581 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 2003112637, of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 6.290 acre tract being more particularly described by attached metes and bounds description.

BEING a 6.290 acre tract of land situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being a portion of that called 12.581 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 2003112637, of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 6.290 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 12.581 acre tract described in instrument to Christopher and Gwenda K. Mann, recorded under Clerk's File Number 2003112637, of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said easement being particularly described by attached metes and bounds description.

BEING a 60 foot access easement (easement) situated in the John W. Overby Survey, Abstract No. 408, Montgomery County, Texas, being that same 60 foot access easement recorded under Clerk's File Number 9833339 of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T), and being over and across that certain called called 20.286 acre tract described as Tract 1 in instrument to Rudis and Claudia Robles, recorded under Clerk's File Number 2005029864 of the Official Public Records of Montgomery County, Texas., (O.P.R.M.C.T.), said easement being more particularly described by attached metes and bounds description.

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. CTH-CC-CT12175234GPH
Effective date: December 12, 2021

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

1) *U.E. to Sam Houston Electric Cooperative per C.F. No. 2003007326, O.P.R.M.C.T. (Blanket)*

Subject property shown hereon is located in Zone X_u and does not appear to be 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 for exact determination.*

I hereby certify that this survey was made on the ground under my supervision, and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 6/26/2020 GR

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

Casey A. Johnson
Registered Professional Land Surveyor No. 6524