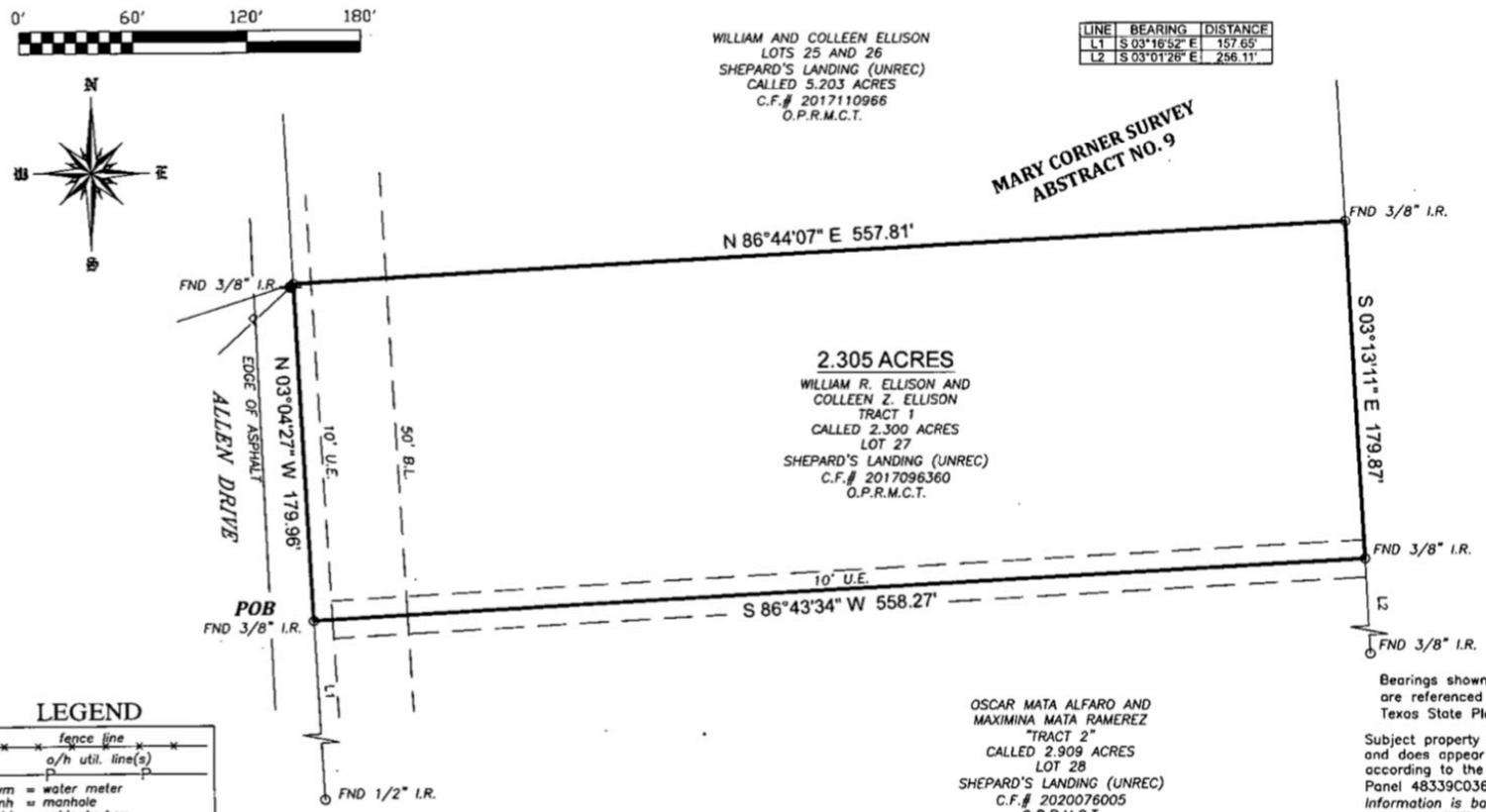

LINE	BEARING	DISTANCE
L1	S 03°16'52" E	157.65'
L2	S 03°01'26" E	256.11'

BOUNDARY SURVEY

WILLIAM ELLISON
ALLEN DRIVE
CONROE, TEXAS 77302

BEING a 2.305 acre tract of land situated the Mary Corner Survey, Abstract Number 9, Montgomery County, Texas, being all of that certain called 2.300 acre tract described as Tract 1, and known locally as Lot 27, of Shepard's Landing (unrecorded subdivision), in instrument to William R. Ellison and Colleen Z. Ellison, recorded under Clerk's File Number 2017096360 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.305 acre tract being more particularly described by attached metes and bounds description.

MONTGOMERY COUNTY
CALLED 22.764 ACRES
C.F.# 2006032602
O.P.R.M.C.T.

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

Subject property shown hereon is located in Zone AE Floodway, and does appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C0360G, 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: October 12, 2021 TC

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

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

- fence line
- o/h util. line(s)
- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- = power pole
- eoa = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Old Republic National Title Insurance Company
G.F. No. 2678975-H043
Effective date: September 24, 2021

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

1) 50' Building Lines, per Vol. 1086, Pg. 944, D.R.M.C.T. (Does Affect / Shown hereon)
2) 10' Utility Easement, per C.F. No. 8201788, R.P.R.M.C.T. (Does Affect / Shown Hereon)
3) Easement to Mid-South Electric Company, per Vol. 1087, Pg. 1, D.R.M.C.T. and filed under C.F. No. 8861650 D.R.M.C.T. (Does Affect / Blanket)

TEXAS PROFESSIONAL SURVEYING, LLC
3032 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: 10/18/2021
F150-18		REVISED:
		DRAWN BY: DVB