

PROPERTY ADDRESS:
10815 BOURBON STREET, WILLIS, TEXAS 77318

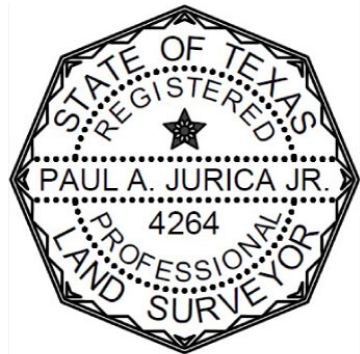
SURVEY NUMBER: 2108.5588

DATE OF SURVEY: 08/25/21

FIELD WORK DATE: 8/24/2021

REVISION DATE(S):
(REV.1 8/25/2021)

POINTS OF INTEREST
NONE VISIBLE



SURVEYORS CERTIFICATE

The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

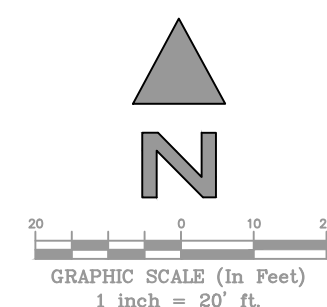
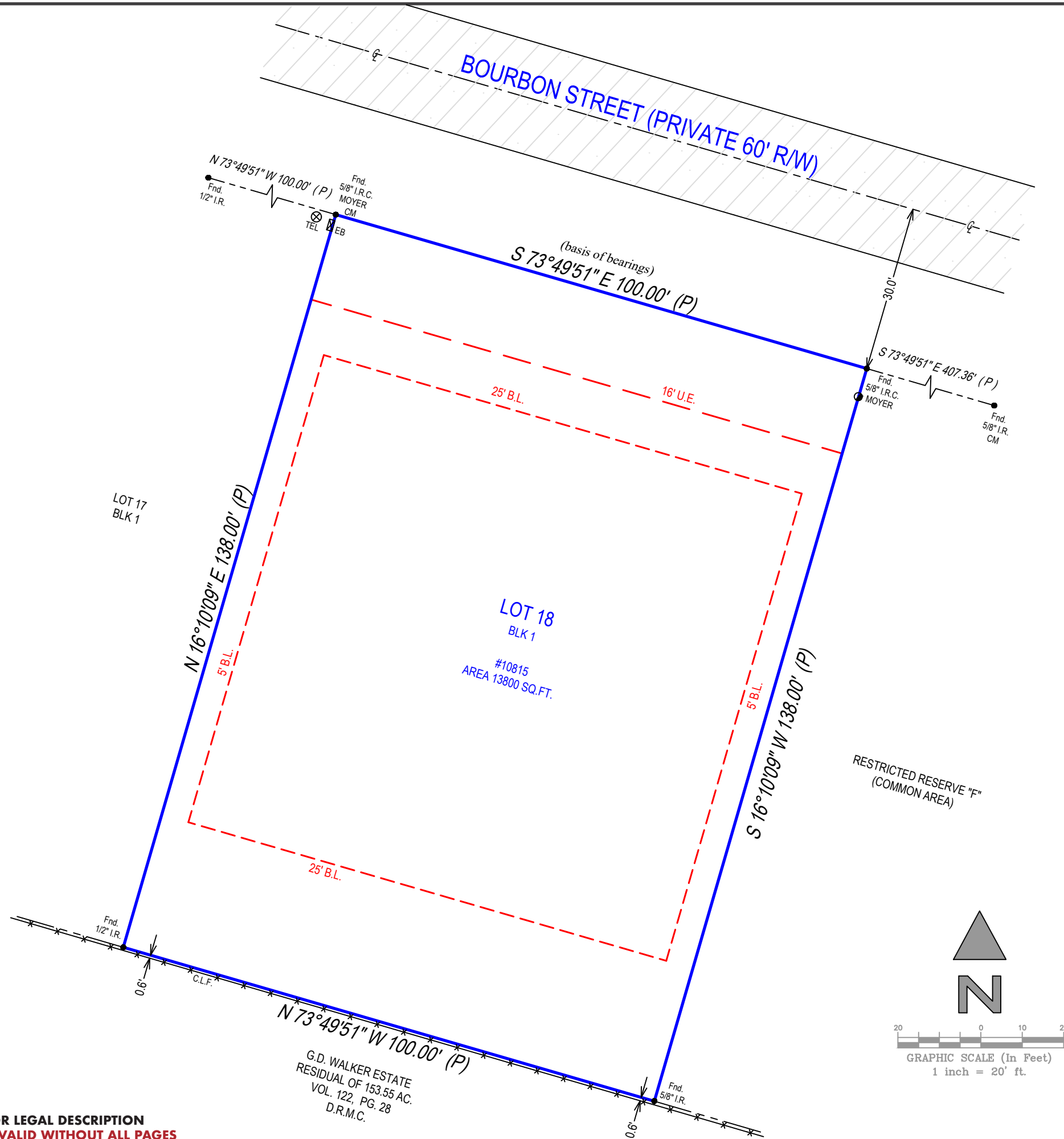


Headquarter's Office
o: 866.735.1916 | f: 866.744.2882
1955 Lakeway Drive, Ste 220 | Lewisville, TX 75057
Firm No: 10063800

Branch Office
o: 866.735.1916 | f: 866.744.2882
11111 Richmond Ave, Suite 150 | Houston, TX 77082
Firm No: 10194357



www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 10815 BOURBON STREET, WILLIS, TEXAS 77318	
SURVEY NUMBER: 2108.5588	
CERTIFIED TO: PETER GYOERKOESBRENDA GYOERKOES;	
DATE OF SURVEY: 08/25/21	
BUYER: PETER GYOERKOESBRENDA GYOERKOES	
LENDER:	
TITLE COMPANY:	
TITLE COMMITMENT: TX-21-980	CLIENT FILE NO: ELS-2021-1854
LEGAL DESCRIPTION: LOT 18, BLOCK 1, THE FRENCH QUARTER ON LAKE CONROE, SECTION ONE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Q, SHEET 36, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.	
FLOOD ZONE INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480483 0225G, DATED: 08/18/2014.	

- GENERAL SURVEYORS NOTES:**
- Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted hereon are based on the record map or plat.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with Cap stamped LB# 10063800 or LB# 10194357, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes 663.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well


ABBREVIATIONS	FIPC	PSM
(C) - Calculated	Found Iron Pipe & Cap	Professional Surveyor & Mapper
(D) - Deed	Found Iron Rod	PT - Point of Tangency
(F) - Field	Found Iron Rod & Cap	PUE - Public Utility Easement
(M) - Measured	Found Nail	R - Radius or Radial
(P) - Plat	Found Nail & Disc	R/W - Right of Way
(S) - Survey	Found Rail Road Spike	RES - Residential
A/C - Air Conditioning	Garage	RGE - Range
AE - Access Easement	Gas Meter	ROE - Roof Overhang Easement
ANE - Anchor Easement	Identification	RP - Radius Point
ASBL - Accessory Setback Line	Ingress/Egress Easement	S/W - Sidewalk
B/W - Bay/Box Window	ILL - Illegible	SBL - Setback Line
BC - Block Corner	INST - Instrument	SCL - Survey Closure Line
BFP - Backflow Preventer	INT - Intersection	SCR - Screen
BLDG - Building	IRRE - Irrigation Easement	SEC - Section
BLK - Block	L - Length	SEP - Septic Tank
BM - Benchmark	LAE - Limited Access Easement	SEW - Sewer
BR - Bearing Reference	LB# - License No. (Business)	SIRC - Set Iron Rod & Cap
BRL - Building Restriction Line	LBE - Limited Buffer Easement	SMWE - Storm Water Management Easement
BSMT - Basement	LE - Landscape Easement	SN&D - Set Nail and Disc
C - Curve	LME - Lake/Landscape Maintenance Easement	SQFT - Square Feet
C/L - Center Line	LS# - License No. (Surveyor)	STL - Survey Tie Line
C/P - Covered Porch	MB - Map Book	STY - Story
C/S - Concrete Slab	ME - Maintenance Easement	SV - Sewer Valve
CATV - Cable TV Riser	MES - Mitered End Section	SWE - Sidewalk Easement
CB - Concrete Block	MF - Metal Fence	TBM - Temporary Bench Mark
CH - Chord Bearing	MH - Manhole	TEL - Telephone Facilities
CHIM - Chimney	NR - Non-Radial	TOB - Top of Bank
CLF - Chain Link Fence	NTS - Not to Scale	TUE - Technological Utility Easement
CME - Canal Maintenance Easement	NAVD88 - North American Vertical Datum 1988	TWP - Township
CO - Clean Out	NGVD29 - National Geodetic Vertical Datum 1929	TX - Transformer
CONC - Concrete	OG - On Ground	TYP - Typical
COR - Corner	ORB - Official Records Book	UE - Utility Easement
CS/W - Concrete Sidewalk	ORV - Official Record Volume	UG - Underground
CUE - Control Utility Easement	O/A - Overall	UP - Utility Pole
CVG - Concrete Valley Gutter	O/S - Offset	UR - Utility Riser
D/W - Driveway	OFF - Outside Subject Property	VF - Vinyl Fence
DE - Drainage Easement	OH - Overhang	W/C - Witness Corner
DF - Drain Field	OHL - Overhead Utility Lines	W/F - Water Filter
DH - Drill Hole	ON - Inside Subject Property	WF - Wood Fence
DUE - Drainage & Utility Easement	P/E - Pool Equipment	WM - Water Meter/Valve Box
ELEV - Elevation	PB - Plat Book	WV - Water valve
EM - Electric Meter	PC - Point of Curvature	
ENCL - Enclosure	PCC - Point of Compound Curvature	
ENT - Entrance	PCP - Permanent Control Point	
EOP - Edge of Pavement	PI - Point of Intersection	
EOW - Edge of Water	PLS - Professional Land Surveyor	
ESMT - Easement	PLT - Planter	
EUB - Electric Utility Box	POB - Point of Beginning	
F/DH - Found Drill Hole	POC - Point of Commencement	
FCM - Found Concrete Monument	PRC - Point of Reverse Curvature	
FF - Finished Floor	PRM - Permanent Reference Monument	
FIP - Found Iron Pipe		

JOB SPECIFIC SURVEYOR NOTES:

*Surveyor did not abstract subject property. This survey was prepared with information in Title Commitment GF No. TX-21-980 of FIDELITY NATIONAL TITLE INSURANCE COMPANY, effective date of August 11, 2021, issued date of August 23, 2021, and is subject to the limitations of that commitment.

*Subject to Item 1 of Schedule B.

*Subject to Items 10.(b), 10.(f), 10.(h), 10.(o), 10.(q), 10.(r), 10.(s), of title commitment



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