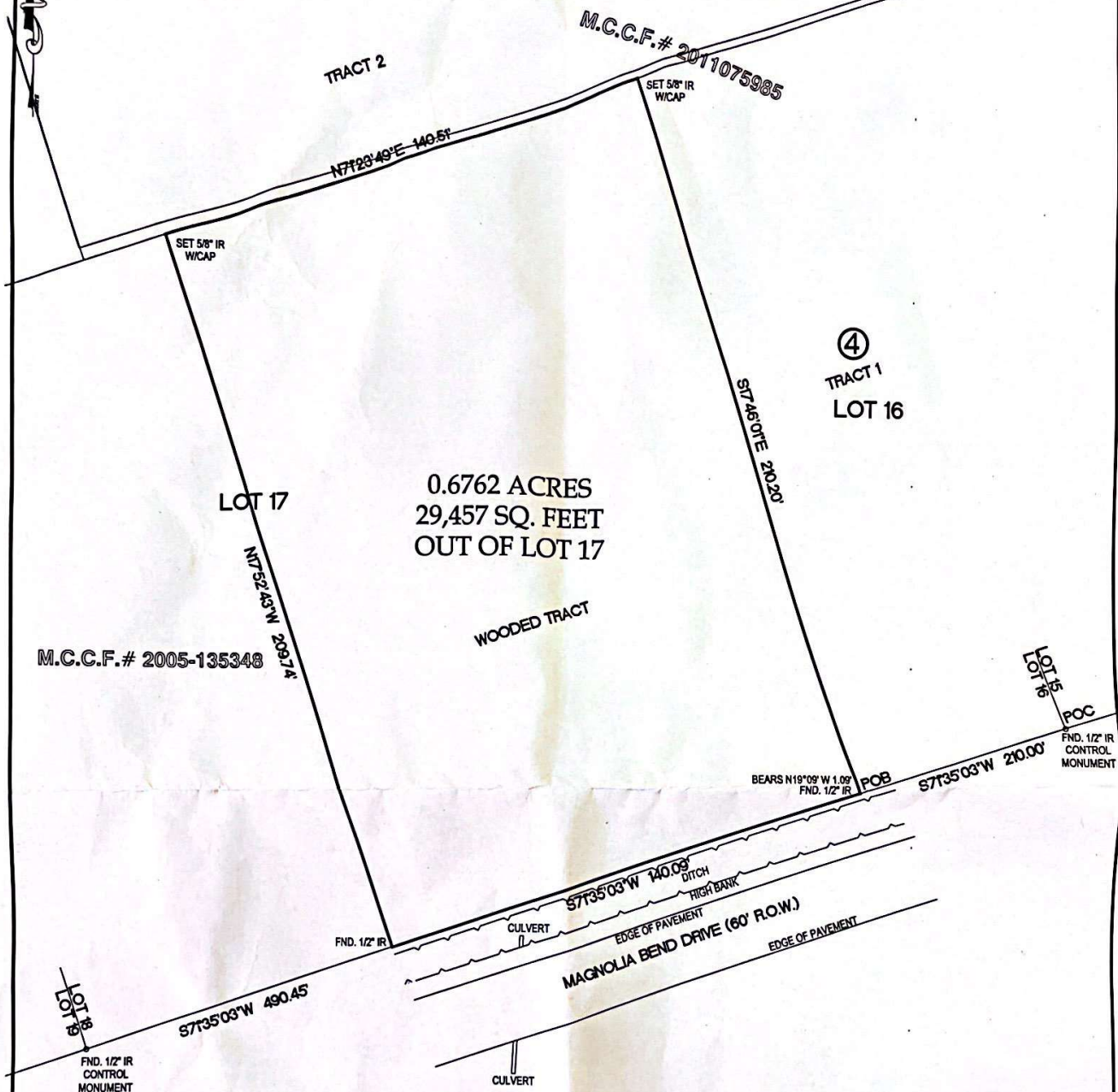


• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION. CURRENTLY EFFECTIVE FEMA MAP NO. LOMR RESEARCH HAS BEEN DONE
 FEMA WEBSITE <https://msc.fema.gov/webapp/wca/storeservlet/FemaWelcomeView?storeId=10001+catalogId=10004+langId=1>

• Subject Property B.N. Located in a Federal Insurance Administration Designated Flood Hazard Area, and Lies in ZONE A1
 As per Community, and Map 480483 4839C Panel 0535Q Dated 08/18/2014



M.C.C.F.# 2005-135348

M.C.C.F.# 2011075985

0.6762 ACRES
 29,457 SQ. FEET
 OUT OF LOT 17

WOODED TRACT

④
 TRACT 1
 LOT 16

•• EAST 140.0' OF LOT 17 SEE METES AND BOUNDS••

NOTES

- 1.) SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS OF RECORD.
- 2.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878 AS RECORDED IN H.C.C.F.#N-253886, AMENDED IN 1999-262.
- 3.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 89-1312 AS RECORDED IN H.C.C.F.# M-337573

BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03
 SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN), WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. SPECIALLY IN CONSTRUCTION SITUATIONS.

LOT 17		BLOCK	SUBDIVISION		SECTION
0.6762 AC••		4	MAGNOLIA BEND		1
COUNTY	STATE	RECORDED		SURVEY#	SCALE: 1"=30'
MONTGOMERY	TEXAS	VOLUME 5 PAGE 591 M.C.M.R.		ADDRESS	
OWNER	RONALD HAYES		MAGNOLIA BEND DRIVE, CONROE TEXAS 77301		

SURVEYOR
MOMENTUM
 ENGINEERING+SURVEYING
 12651 BRIAR FOREST, SUITE 350
 HOUSTON, TEXAS 77077
 (TEL) 281-741-1998 (FAX) 281-741-2068
 E-MAIL: GPRIDA@MSN.COM
 TX. REG. NO. 10109800

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

Gilbert Prida
 GILBERT PRIDA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5862



DATED	BY
FIELD WORK 12/12/2018	AS
DRAFTING 12/14/2018	QP
KEY MAP	

MORT. CO.
TITLE CO.
Q.F. NO.
JOB NO. 18-12008