TEXAS PROFESSIONAL SURVEYING, LLC.
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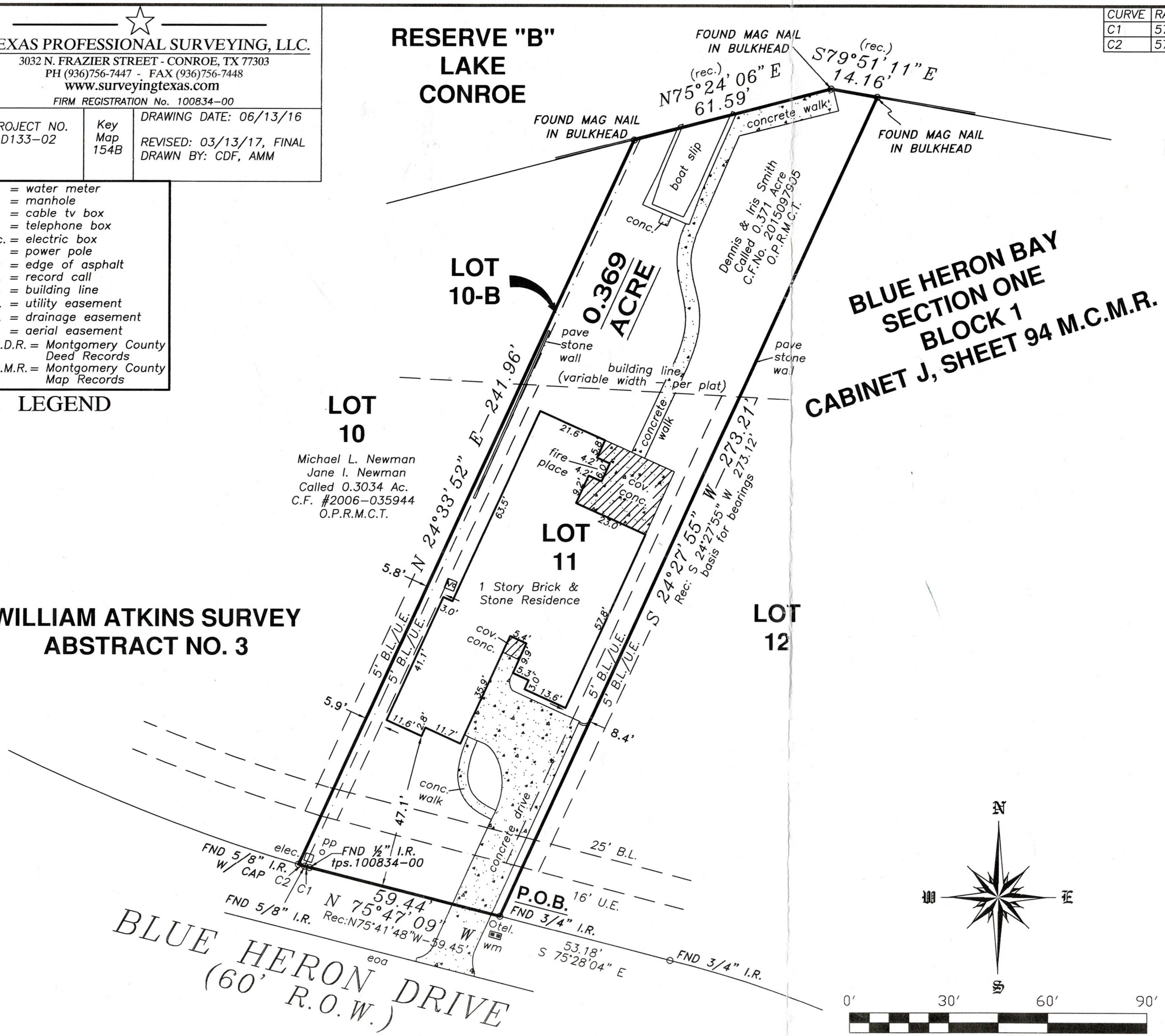
FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 06/13/16
D133-02	154B	REVISED: 03/13/17, FINAL DRAWN BY: CDF, AMM

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

LEGEND



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	570.00'	1.51'	1.51'	N 73°37'01" W	0°09'06"
C2	570.00'	1.99'	1.99'	N 73°26'28" W	0°12'00"

BOUNDARY & FORM SURVEY

241 BLUE HERON DRIVE
MONTGOMERY, TEXAS 77316

BEING a 0.369 acre tract of land situated in the William Atkins Survey, Abstract No. 3, Montgomery County, Texas, being all of Lot 11 and the easterly 2 feet of Lot 12, of Block 1, Blue Heron Bay, plat of said subdivision recorded in Cabinet J, Sheet 94, of the Montgomery County Map Records, (M.C.M.R.), being further described as that certain called 0.371 acre tract described in instrument to Dennis and Iris Smith, recorded under Clerk's File Number 2015097905, of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 0.369 acre tract being more particularly described by attached metes and bounds.

**The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Cabinet J, Sheet 94 of the Map Records of Montgomery County, Texas.**

Subject to a flowage and inundation easement to the S.J.R.A. up to 207.0' MSL per 726/724, M.C.D.R.

Note: Survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

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 0350 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

Note: Survey is certified for this transaction only. The findings and opinions of Texas Professional Surveying, LLC. reflected hereon are priviliged, confidential and intended for the use of the individual or entity for whom this work was prepared. It is understood that the use of, reliance on, or reproduction of same, in whole or in part, by others without the express written consent of Texas Professional Surveying, LLC. is prohibited and without warranty, express or implied. Texas Professional Surveying, LLC. shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. Copyright 2016. All rights reserved.

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: 06/09/16 DM
Date of Survey: 03/10/17, KH

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

Carey A. Johnson
Registered Professional Land Surveyor No. 6524