ADDRESS: 18153 FM 1314 ROAD CONROE, TEXAS 77302 ORDERED BY: BROOKLYN SHEPHERD THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN PART 2
CALLED 416.0463 ACRES
ARTAVIA DEVELOPMENT COMPANY
DOC #2021176236 O.P.R.M.C.T. DEVELOPMENT. COMMUNITY/PANEL NO. 48339C 0575 G MAP REVISION: 08/18/2014 (CAPPED) 1/2 IRON ROD SET "PRECISION" (CAPPED) 1/2 IRON ROD SET "PRECISION" BRASS DISK FOUND IN CONCRETE STAMPED CP & FM295 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY S 88°04'03" E (CALL) S 88°02'13" E 574.03' \$88°04'03"E 217.31' A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT. REMAINDER OF CALLED 3.0074 ACRES MICHAEL W. CURRIER AND WIFE, JANICE A. CURRIER MCCF NO. 9725734 PART CALLED 14.6924 ACRES PAUL MCQUEEN VOL. 1095, PG. 696 DRMCT REMAINDER OF CALLED 14.6924 ACRES PAUL MCQUEEN VOL. 1095, PG. 696 DRMCT 17.6' -SERVICE POLE 17.5' LOT 1, BLOCK 1 OAK TREE, SECTION 1 CABINET Y, SHEET 28 (D.C.L.) 2.00 ACRES OUT OF CALLED 14.6924 ACRES (NO DEED FOUND) (100 ROW-VOL 211, PG. 435 DRAWCT & DOC BROTZOTEON O. D. R.M.C.T.) POINT OF BEGINNING CONC. DRIVE 7.8' 5.7617 ACRES N61.36.34.7 OUT OF THE SAMUEL LAMOTHE SURVEY, A-333 OF MONTGOMERY COUNTY, TEXAS I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. (SEE ATTACHED METES AND BOUNDS DESCRIPTION) POINT OF COMMENCING 5/8" IRON ROD FOUND (C.M.) D.C.L.=DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 1095, PG. 696 DRMCT DRAWN BY: JB PRECISION SURVEYORS JAMES E. MOSELEY PROFESSIONAL LAND SURVEYOR JAMES MOSELEY PROFESSIONAL LAND SURVEYS

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FIRM NO. 10063700 NO. 5912 DRAWING NO. 23-01462 MARCH 22, 2023