

CENTRAL DRIVE (60' R.O.W)

LAKE LIVINGSTON ACRES  
SECTION ONE  
VOL. 104, PG. 42, S.J.C.D.R.

LOT  
87

LOT  
83

LOT 84  
3.496 Ac.

LOT 85  
6.063 Ac.

LOT  
86

BOUNDARY & IMPROVEMENT  
SURVEY  
FOR: GLENN M. NETTLES and SANDRA L. NETTLES  
491 CENTRAL DRIVE  
COLDSRING, TEXAS

BEING Lot 85, Section One, of Lake Livingston Acres, according to the map or plat thereof recorded in Volume 104, Page 42 of the Deed Records of San Jacinto County, Texas.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
Stewart Title Guaranty Co.  
G.F. No. 17-6640  
Effective date: April 6, 2017

Note: Existing single wide trailer is not shown, per the request of the client.

Note: Bearings shown hereon are based on the recorded plat of Lake Livingston Estates, Section One.

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

Those as per (Vol./Pg.) 103/577 & 128/267, D.R.S.J.C.T. and C.F. #02-4176, Pg. 17814 & C.F. #2013003198, Pg. 13242, O.P.R.S.J.C.T.

1. Esmt. to Joe McAdams per 103/379, D.R.S.J.C.T.
2. Esmt. to SHECO Inc. per 77/219, O.P.R.S.J.C.T.

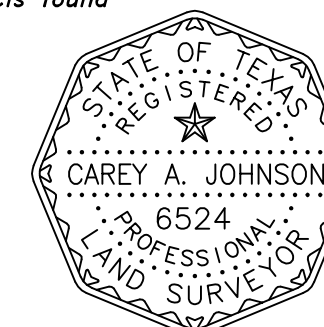
-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-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.

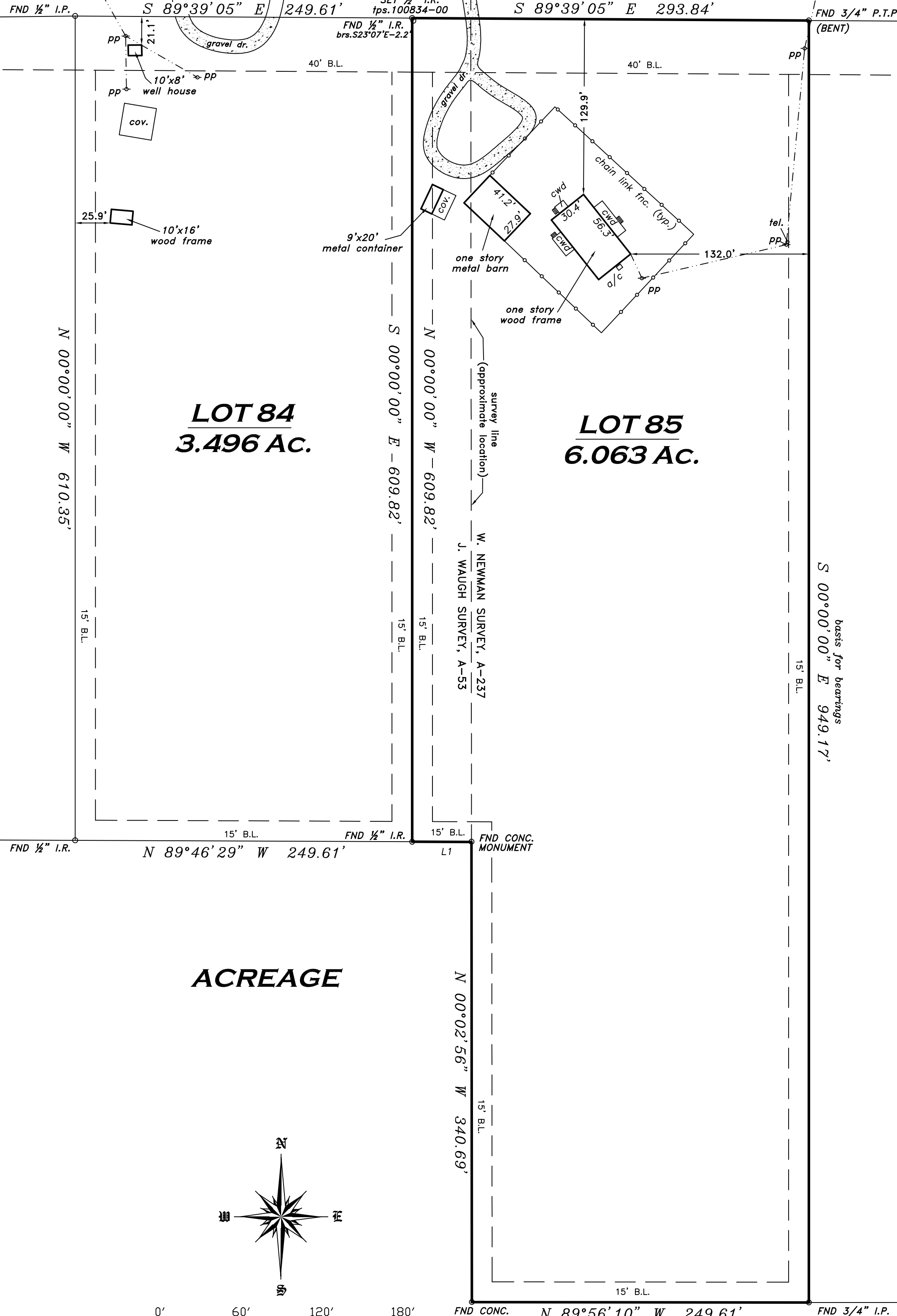
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48407C 0225 C, effective 11/04/10. Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

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: 02/10/16 VL



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524



ACREAGE

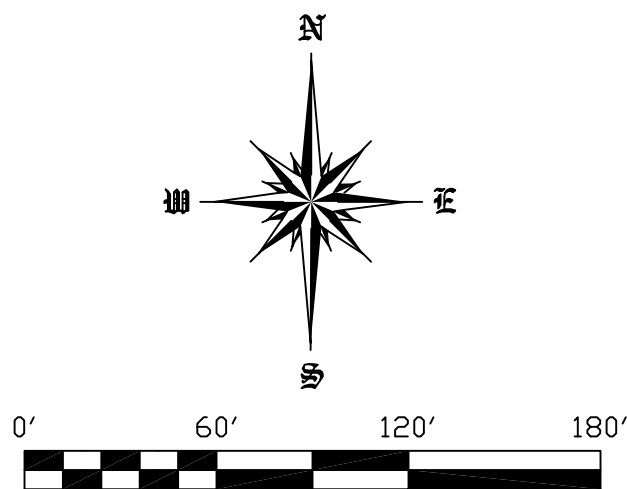
LEGEND

- wm = water meter
- cwd = cov. wood deck
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- SJCDR = San Jacinto County Deed Records

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

PROJECT NO. P181-05  
DRAWING DATE: 02/12/16  
REVISED: 02/21/17 TITLE  
REVISED: 04/12/17 TITLE  
DRAWN BY: CDF

LINE	BEARING	DISTANCE
L1	N 89°46'29" W	43.93'



FND CONC. MONUMENT N 89°56'10" W 249.61'

FND 3/4" I.P. N 89°59'15" E 249.97' FND 1/2" I.R.