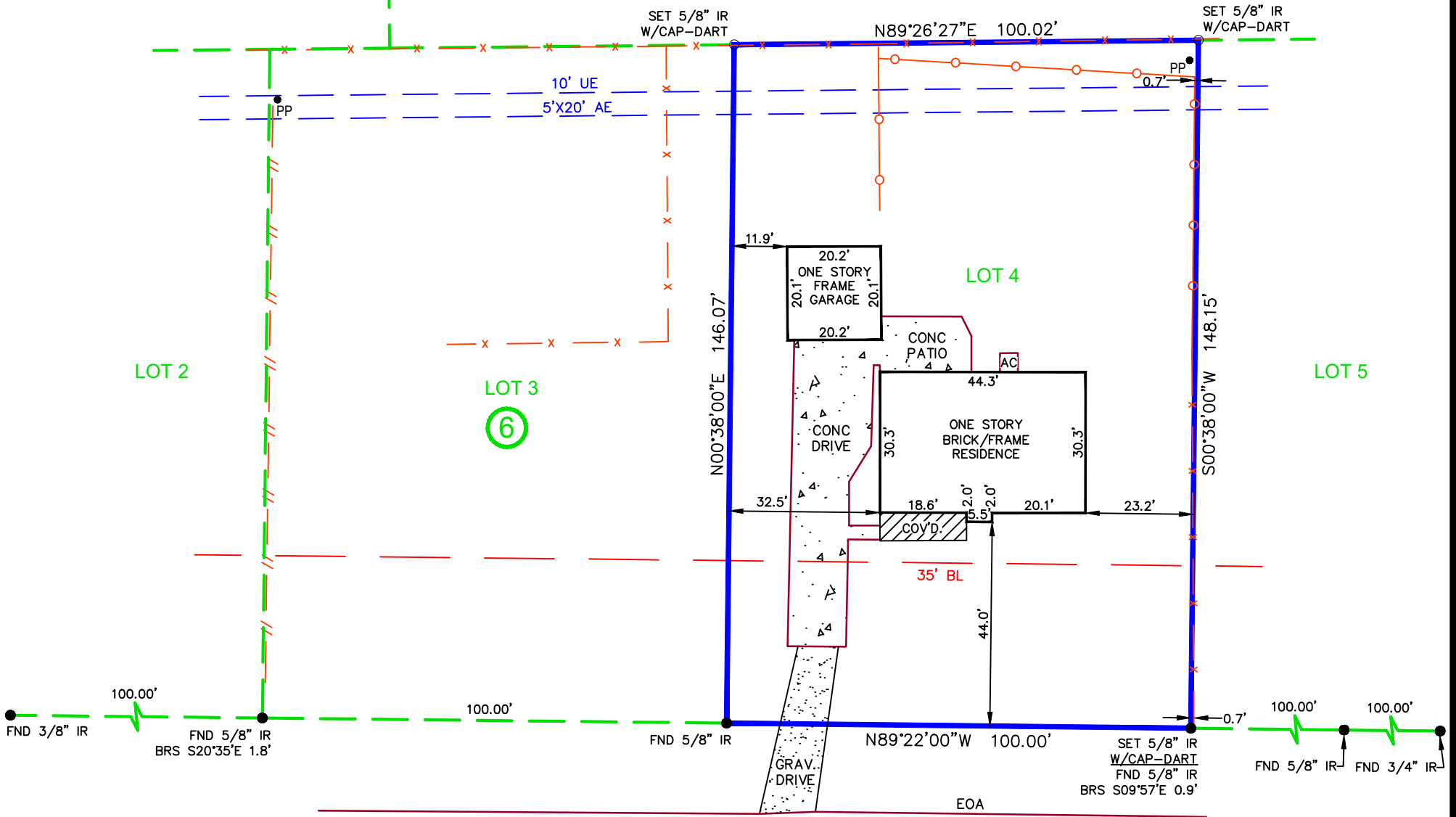


PARKER ESTATE
CALLED 7.1820 ACRES
FILE NO. 2007128228
O.P.R.M.C.T.

ROY TEAGUE
CALLED 27.0975 ACRES
FILE NO. 2022069694
O.P.R.M.C.T.



ADDRESS: 16306 FRANCES LANE
FRANCES LANE
(60' R.O.W.)



LEGEND	
POC	= POINT OF COMMENCING
POB	= POINT OF BEGINNING
RCP	= REINFORCED CONCRETE PIPE
COV'D	= COVERED
SW	= SIDEWALK
PP	= POWERPOLE
CONC	= CONCRETE
HB	= HIGHBANK
AE	= AERIAL EASEMENT
BOC	= BACK OF CURB
EOA	= EDGE OF ASPHALT
FH	= FIRE HYDRANT
PTP	= PINCHED TOP PIPE
UE	= UTILITY EASEMENT
BL	= BUILDING LINE
CL	= CENTER LINE
JIP	= IRON PIPE
IR	= IRON ROD
FND	= FOUND
⊕	= MANHOLE
STM	= STORM
SAN	= SANITARY
○	= CHAIN LINK FENCE
—	= WOOD FENCE
□	= IRON FENCE
—x—	= BARBWIRE FENCE
CLFP	= CHAIN LINK FENCE POST
WFP	= WOOD FENCE POST
IIFP	= IRON FENCE POST
BFP	= BARBWIRE FENCE POST
EOP	= EDGE OF PAVEMENT
—	= CONCRETE/ASPHALT/BRICK/TILE
—	= BOUNDARY LINE
—	= ADJOINING PROPERTY LINE

NOTES:
1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
4.) THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
5.) THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.
6.) ALL BEARINGS ARE BASED ON RECORDED PLAT.
7.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Benjamin Jauma

BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417

COPYRIGHT, DART LAND SERVICES
FIRM NO. 10194710



14701 Saint Mary's Lane #150
Houston, Texas 77079
281-584-6688
<http://www.dartlandservices.com>

PROPERTY DESCRIPTION

BEING LOT FOUR (4), IN BLOCK SIX (6), OF WALNUT SPRINGS, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 177A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

ADDRESS: 16306 FRANCES LANE, MAGNOLIA, TEXAS, 77355
OWNER/PURCHASER: -
LENDER: -
TITLE COMPANY: - GF#:-
DRAFTER: 12-13-23/SW
CREW: 12-11-23/JP
CHECKER: 12-13-23/BJ

SURVEY OF:

KEY MAP NO.: -

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY-
-SURVEY IS BASED ON TITLE COMMITMENT LISTED-
-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-
-THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED-

FLOOD NOTE

* THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480483, MAP No. 48339C, PANEL No. 0490G, DATED 08-18-14.
* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2023-12-011