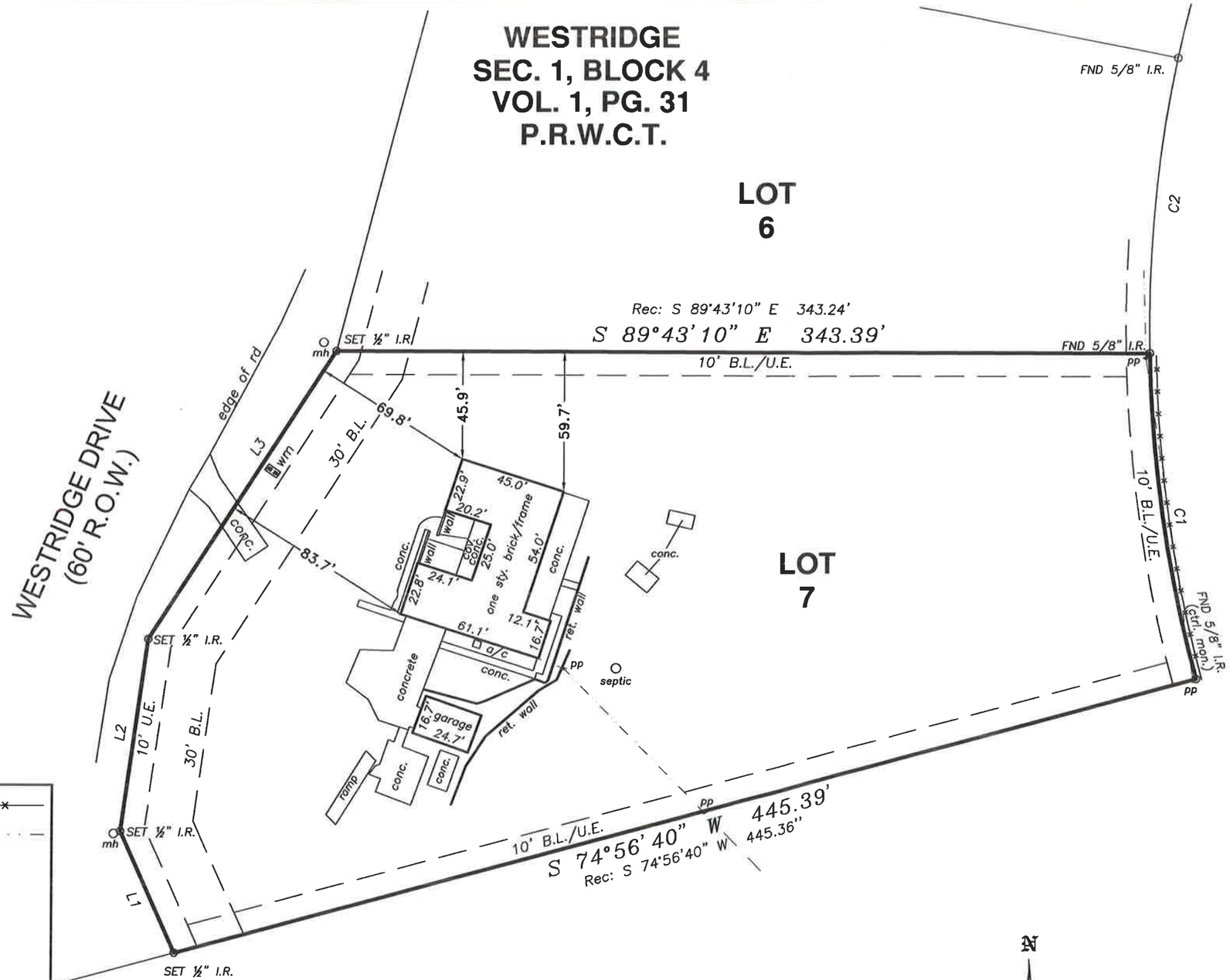

LEGEND

fence line

o/h util. line(s)

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

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO. S510-01

DRAWING DATE: 06/20/18

REVISED:

DRAWN BY: CDF

LINE	BEARING	DISTANCE
L1	N 24°00'00" W	56.55'
L2	N 07°58'15" E	82.62'
L3	N 32°42'40" E	145.86'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	572.13'	140.54'	140.19'	S 07°58'14" E	14°04'28"
C2	572.13'	127.03'	126.77'	N 05°25'38" E	12°43'17"

N W E S

0' 50' 100' 150'

BOUNDARY & IMPROVEMENT SURVEY
FOR: TURNING POINT PROPERTIES TX, LLC
203 WESTRIDGE DRIVE
HUNTSVILLE, TEXAS 77340

BEING ALL OF LOT 7, BLOCK 4 OF WESTRIDGE, SECTION ONE, AS RECORDED IN VOLUME 1, PAGE 31 OF THE PLAT RECORDS OF MONTGOMERY 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:
Walker County Title Co.
G.F. No. 201804402
Effective date: 03/29/2018

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

1) Those as per Vol. 294, Pg. 484, W.C.D.R. & Vol. 1, Pg. 31, W.C.D.R.
2) Util. esmt(s). to G.S.U. per Vol. 313, Pgs. 79 & 81, W.C.D.R.

–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.

Note: Bearings shown hereon are based on controlling monuments: a 5/8" iron rod found for the southeast corner of Lot 7, through a 1/2" iron rod found for the northwest corner of Lot 5.

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 48471C 0355 D, effective 08/16/11.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 06/19/18 RH

STATE OF TEXAS REGISTERED MICHAEL S. PARTRIDGE 6125 PROFESSIONAL LAND SURVEYOR

Michael S. Partridge
Registered Professional Land Surveyor No. 6125