

TRACT II  
ROGER J. TUPA AND  
WIFE, MELISSA TUPA  
INST. NO. 2003-153309  
O.P.R.M.C.T.

S 89° 38' 20" E 150.10' (DEED = 150')

1/2" IRF BEARS 5.78' 51' 48" E 0.57'  
1/2" IRS W/CAP STAMPED "PREMIER SURVEYING" 1.8'

EAST LAKE PARK

10' BUILDING LINE  
VOL. 732, PG. 96  
VOL. 1075, PG. 142  
D.R.M.C.T.  
C.C. FILE NO. 8346046  
C.C. FILE NO. 8738516  
R.P.R.M.C.T.

10' BUILDING LINE  
VOL. 732, PG. 96  
VOL. 1075, PG. 142  
D.R.M.C.T.  
C.C. FILE NO. 8346046  
C.C. FILE NO. 8738516  
R.P.R.M.C.T.

0.665 AC.  
28,972 SQ. FT.

VACANT TRACT  
WHISPERING PINE

**S. H. HUSTON SURVEY  
ABSTRACT NO. 704**

TRACT I  
ROGER J. TUPA AND  
WIFE, MELISSA TUPA  
INST. NO. 2003-153309  
O.P.R.M.C.T.

TRACT III  
ROGER J. TUPA AND  
WIFE, MELISSA TUPA  
INST. NO. 2003-153309  
O.P.R.M.C.T.

DIANA L. WARREN  
AND OLLIE WARREN  
INST. NO. 2015043546  
O.P.R.M.C.T.

(REFERENCE BEARING)  
N 00° 15' 23" E 193.00'

119.64'

S 00° 17' 10" W 193.16' (DEED = 193')

35' BUILDING LINE  
VOL. 732, PG. 96  
VOL. 1075, PG. 142  
D.R.M.C.T.  
C.C. FILE NO. 8346046  
C.C. FILE NO. 8738516  
R.P.R.M.C.T.

N 89° 34' 37" W 150.00'

1/2" IRS W/CAP STAMPED "PREMIER SURVEYING" 0.8'

POINT OF BEGINNING

**WHISPERING PINE**

**LEGEND:**

- WIRE FENCE
- CHARLIEK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE
- SM - GAS METER
- EM - ELECTRIC METER
- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- CM - CONTROLLING MONUMENT (WOOD) RAILROAD TIE
- ASPHALT
- CONCRETE
- GRAVEL
- TILE
- WOOD
- BRICK
- STONE

NOTES:  
BEARINGS ARE BASED ON THE RECORDED DEED.  
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:  
(10) EASEMENT, C.F. NO. 8741723, R.P.R.M.C.T.  
(10) EASEMENT, C.F. NO. 2004109660, R.P.R.M.C.T.  
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
(15A) EASEMENT, C.F. NO. 2006-000366, R.P.R.M.C.T.



LEGAL DESCRIPTION:  
BEING LOT 77, BLOCK 7, OF 77777, A SUBDIVISION IN 77777 COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN 77777.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERKING HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

OF. NO.	18-394783-MG
BORROWER	OLLIE A. WARREN
TITLE CO.	CAPITAL TITLE
TECH	MSP
FIELD	DT

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 4833900475 Q, DATED AUGUST 18, 2014.

DATE: 01/02/19 JOB NO.: 18-10068  
FIELD: 12/31/18 REV.: 01/24/19

WHISPERING PINE, MAGNOLIA, TX 77355  
0.665 AC., S. H. HUSTON SURVEY, ABSTRACT NO. 704



*Premier*  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200

DATE: 1-10-19  
ACCEPTED BY: *Melissa Kanner*