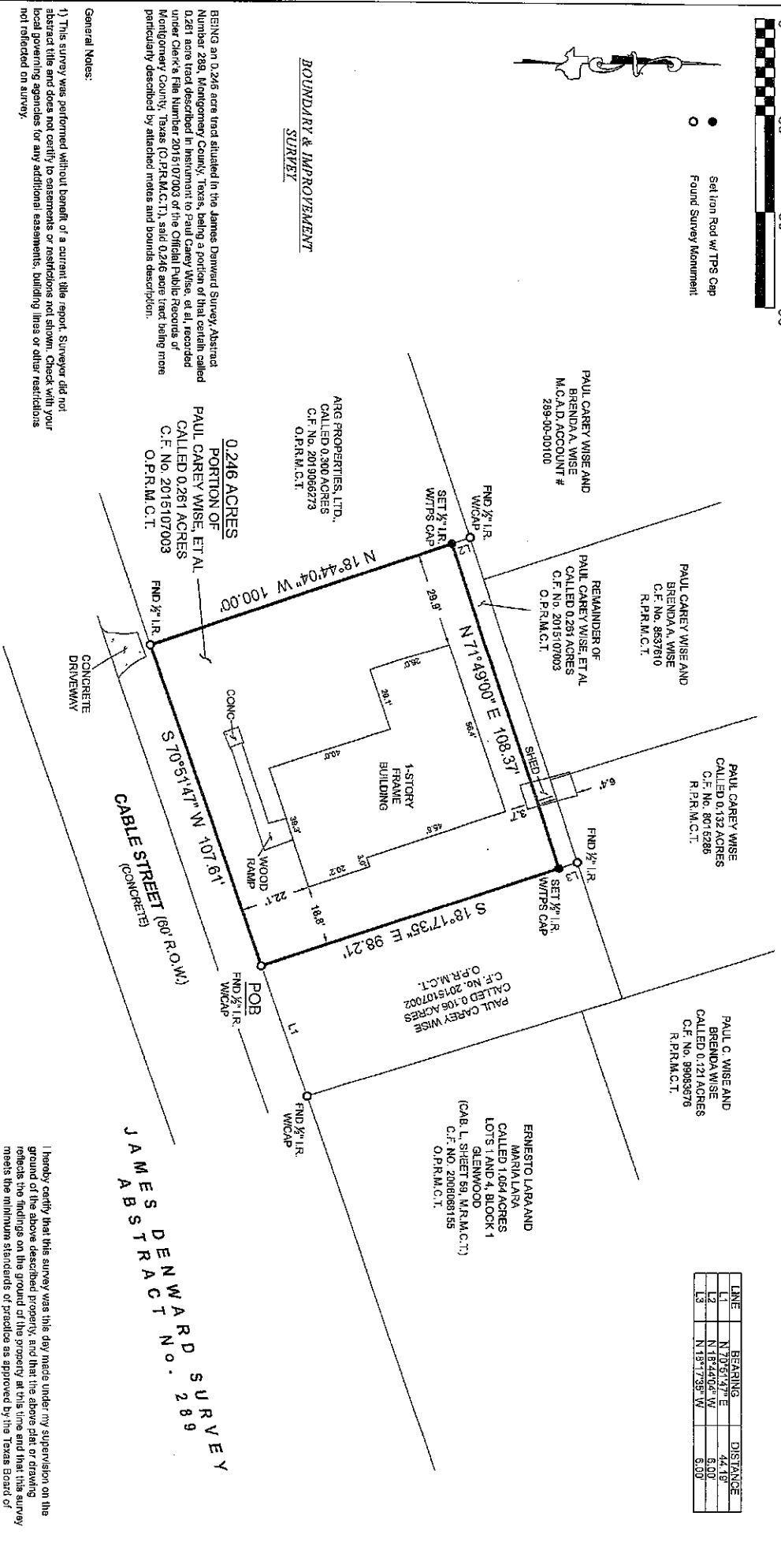




● Section Rod w/ TPS Cap
○ Found Survey Monument



LINE	BEARING	DISTANCE
L1	N79°51'47"E	44.19'
L2	N18°46'04"W	6.00'
L3	N15°17'35"W	6.00'



BOUNDARY & IMPROVEMENT SURVEY

BEING an 0.246 acre tract situated in the James Denward Survey, Abstract Number 289, Montgomery County, Texas, being a portion of that certain called 0.261 acre tract described in Instrument to Paul Carey Wise, et al, recorded under Clerk's File Number 2015-07003 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.246 acre tract being more particularly described by attached notes and bounds description.

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title 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 survey.

No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No. 483903903 having an effective date of 8/18/2014.

TEXAS PROFESSIONAL SURVEYING, L.L.C.
 3037 N. FRAZIER STREET - CONROE, TX 77383
 PH (281)756-7447 - FAX (281)756-7448
 WWW.SDTVCYING.COM
 FIRM REGISTRATION NO. 10034-00

Job No.: C17741_0.246AC
 Date: 7/28/2021
 Drawn By: JAK
 Field Crew: JAK
 Checked By: DJC
 Revised: 7/28/21
 Address: 910 Cable Street, Conroe TX 77381
 Survey: James Denward Survey A-289
 Area: 0.246 Acres
 County: Montgomery County, Texas

Purchaser: Paul Carey Wise, et al
 Buyer: James Denward Survey A-289
 Seller: Paul Carey Wise, et al
 Seller: James Denward Survey A-289

Bearings shown herein are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above data or drawings reflect the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

CAREY A. JOHNSON
 6524
 STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

JAMES DENWARD SURVEY NO. 289