

**MARY CORNER SURVEY
ABSTRACT NO. 9**

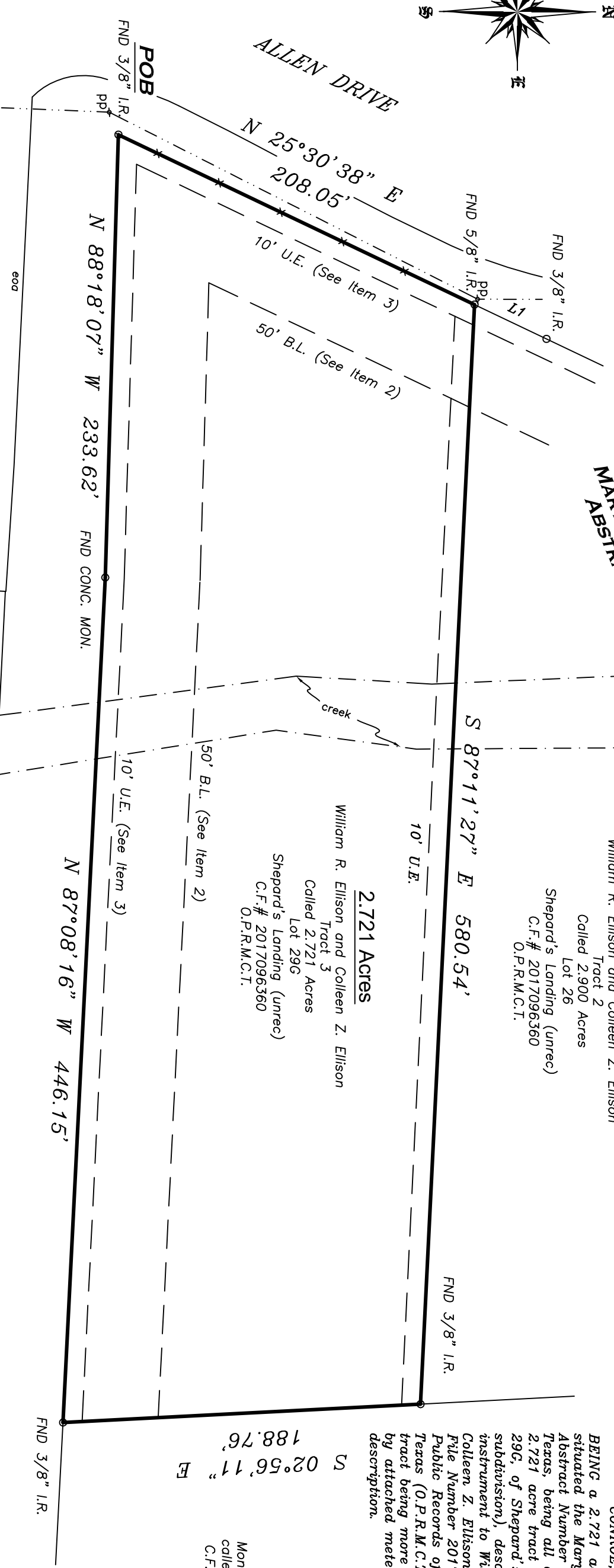
William R. Ellison and Colleen Z. Ellison
Tract 2
Called 2.900 Acres
Lot 26
Shepard's Landing (unrec)
C.F.# 2017096360
O.P.R.M.C.T.

2.721 Acres
William R. Ellison and Colleen Z. Ellison
Tract 3
Called 2.721 Acres
Lot 29G
Shepard's Landing (unrec)
C.F.# 2017096360
O.P.R.M.C.T.

BOUNDARY SURVEY
FOR: JOHN NGUYEN, THIEN LE, & TRAM LE
6672 ALLEN DRIVE
CONROE, TEXAS 77302

BEING a 2.721 acre tract of land situated the Mary Corner Survey, Abstract Number 9, Montgomery County, Texas, being all of that certain called 2.721 acre tract known locally as Lot 29G, of Shepard's Landing (unrecorded subdivision), described as "Tract 3" in instrument to William R. Ellison and Colleen Z. Ellison, recorded under Clerk's File Number 2017096360 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.721 acre tract being more particularly described by attached metes and bounds description.

Montgomery County
called 22.764 acres
C.F.# 2006032602
O.P.R.M.C.T.



LEGEND

- x — force line — x —
- o/h util. line(s)
- w/m = water meter
- m/h = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eco = 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
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FIRM REGISTRATION No. 100834-00

PROJECT NO. F150-18 Key Map DRAWING DATE: 1/21/2020
REVISED: 1-28-2020 Title DRAWN BY: KAP/CP

FARM 70 MARKET ROAD 2854

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Old Republic National Title Insurance Company
G.F. No. 2000043
Effective date: January 2, 2020

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

- 1) Those as per item 1, Schedule B, of said Title Commitment.
- 2) 50' Building Lines, per Vol. 1086, Pg. 944, D.R.M.C.T. (Does Affect / Shown hereon)
- 3) 10' Utility Easement, per C.F. No. 8201788, R.P.R.M.C.T. (Does Affect / Shown Hereon)
- 4) Easement to Mid-South Electric Company, per Vol. 1087, Pg. 1, D.R.M.C.T. (Does Affect / Blanket)

Subject property shown hereon is located in Zone AE, and does appear to lie within the 100-Year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0360 G, effective 08/18/14. 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: 1/21/2020 TC

Surveyor's Note: This Plat supercedes any previous surveys issued by Texas Professional Surveying of said 2.721 acre tract.

LINE	BEARING	DISTANCE
L1	N 25°30'38" E	42.03'

Nicomedes Ramon Martina-Torres
Registered Professional Land Surveyor No. 6635