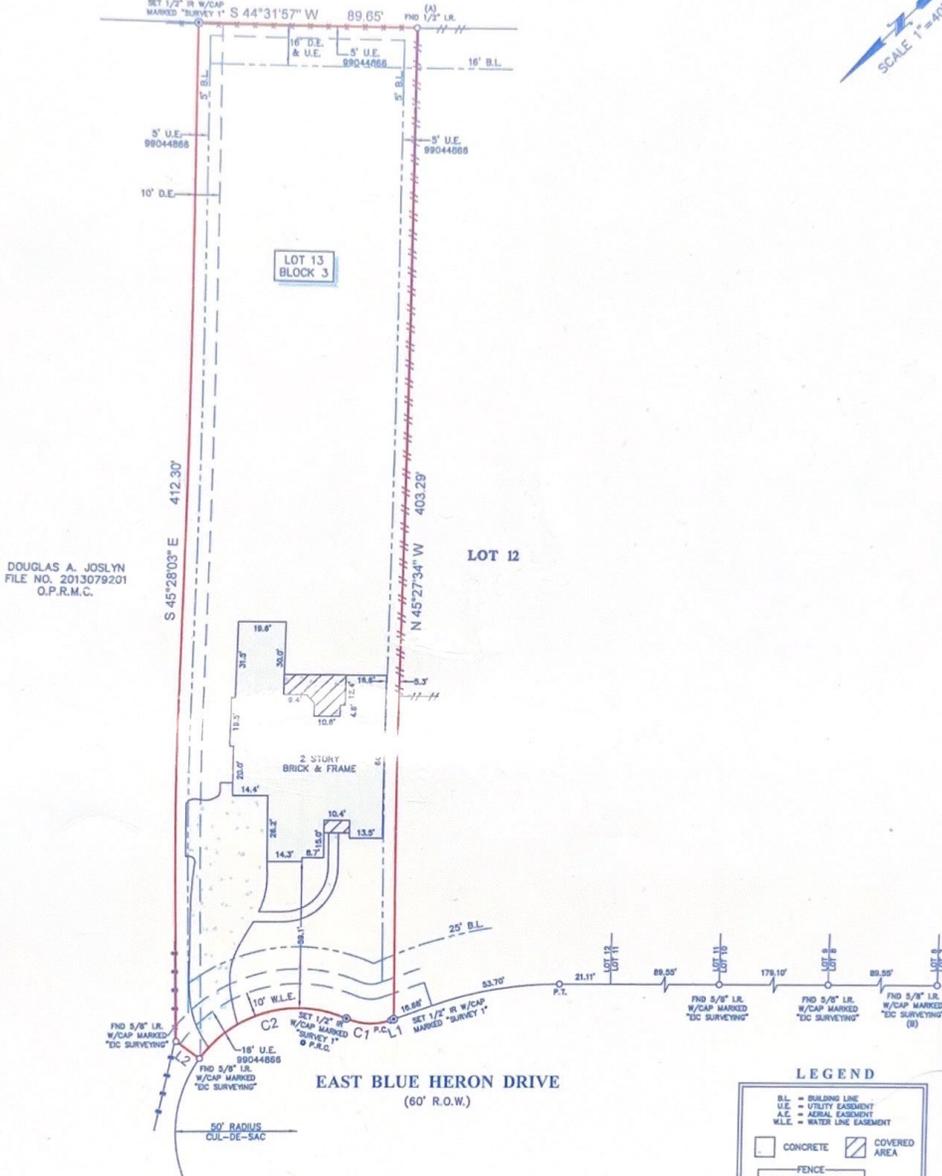


PELICAN COVE VALET & BOAT STORAGE LLC
FILE NO. 2011085896, O.P.R.M.C.



DOUGLAS A. JOSLYN
FILE NO. 2013079201
O.P.R.M.C.

LOT 12

EAST BLUE HERON DRIVE
(60' R.O.W.)

LEGEND

- BL - BUILDING LINE
- U.E. - UTILITY EASEMENT
- A.E. - ADRIAL EASEMENT
- W.L.E. - WATER LINE EASEMENT
- CONCRETE
- COVERED AREA
- FENCE:
 - WOOD
 - METAL
 - WIRE

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT HAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO TRAILINE TECHNOLOGIES FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 23, 2016, UNDER G.P. NO. 7895-18-1417.
7. AN EASEMENT 5' IN WIDTH, LOCATED ALONG THE ELECTRICAL SERVICE LINES AS RECORDED UNDER G.P. NO. 89044888, R.P.R.M.C.

LEGAL DESCRIPTION: LOT 13, IN BLOCK 3, OF BLUE HERON BAY, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET M, SHEET 3B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N 25°18'40" E	1.40'
L2	N 80°42'32" E	11.94'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23.00'	18.69'	N 48°44'00" E	18.73'
C2	50.00'	67.57'	N 29°25'50" E	62.50'

CLIENT: NICHOLAS EWING AND USA EWING

ADDRESS: 201 EAST BLUE HERON DRIVE



SURVEYOR'S CERTIFICATE:
I, MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 25, 2018 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES EXCEPT AS SHOWN.



TEXAS AMERICAN TITLE COMPANY



Survey 1, Inc.
Your Land Survey Company

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ISSUE DATE: 5-23-18

FIELD CREW: MV
TECH: MC
DATE: 6-1-18

DRAFTER: MC
FINAL CHECK: EF
JOB#: S-45666-16