## PROPERTY DESCRIPTION:

BEING A 1.000 ACRE TRACT OF LAND SITUATED IN THE JACOB SHANNON SURVEY, ABSTRACT NO. 35, MONTGOMERY COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CATHERINE GUY, AS RECORDED IN INSTRUMENT NO. 2016112971, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID GUY TRACT, SAID IRON ROD BEING A RE-ENTRANT CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DOBBIN PROPERTY, INC., AS RECORDED IN INSTRUMENT NO. 2013088122, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89° 54' 04" WEST ALONG THE COMMON LINE OF SAID GUY AND DOBBIN TRACTS, PASSING A 5/8-INCH IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID DOBBIN TRACT AT A DISTANCE OF 123.06 FEET AND CONTINUING ALONG THE SOUTH LINE OF SAID GUY TRACT A TOTAL DISTANCE OF 137.50 FEET TO A SET PK NAIL AT THE SOUTHWEST CORNER OF SAID GUY TRACT, SAID PK NAIL BEING IN N. MT. MARIAH ROAD;

THENCE NORTH 00° 24' 19" EAST ALONG THE WEST LINE OF SAID GUY TRACT, PASSING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CATHERINE A. GUY, AS RECORDED IN INSTRUMENT NO. 2015075778, AFORESAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 13.76 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GUY TRACTS A TOTAL DISTANCE OF 316.67 FEET TO A 1/2-INCH IRON ROD SET AT THE COMMON WEST CORNER OF SAID GUY TRACT (2016112971) AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FRANK LEE AND WIFE, JOSEPHINE LEE, AS RECORDED IN INSTRUMENT NO. 8101872, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89° 54' 04" EAST, A DISTANCE OF 137.50 FEET ALONG THE COMMON LINE OF SAID GUY (2016112971) AND LEE TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON EAST CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE WEST LINE OF AFORESAID DOBBIN TRACT;

THENCE SOUTH 00° 24' 19" WEST, A DISTANCE OF 316.67 FEET ALONG THE AFORESAID COMMON LINE OF GUY AND DOBBIN TRACTS TO THE POINT OF BEGINNING AND CONTAINING 43,540 SQUARE FEET OR 1.000 ACRE OF LAND.

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. 48339C0325 G, DATED AUGUST 18, 2014. FEMA NOTE

HIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND HELECTS A THUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND COATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, OTATIONS AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, UTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWNI, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION URPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OR RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

IS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED
IN INST. NO. 2013088122, O.P.R.M.C.T.
IN ENO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE

MEANUEHING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

## TITLE SURVEY

MONTGOMERY COUNTY, CITY OF MONTGOMERY N. MT. MARIAH ROAD **TEXAS** 

TECH: MSP FIELD: MD PREMIER JOB #: 17-03600AW FIELD DATE: 06/16/17 DATE: 06/20/17

