

**BOUNDARY SURVEY**

FOR: MARCEL LAVAN and MELISA LAVAN  
 WOODLAND FOREST DRIVE  
 CONROE, TEXAS 77306

BEING a 2.121 acre tract of land situated in the William Kibbe Survey, Abstract No. 303, Montgomery County, Texas, being that same called 2.1174 acre tract described as Lot 13, Block 2, of Woodland Forest Estates, an unrecorded subdivision, in instrument to Fernando Flores and Amy Flores, recorded under Clerk's File Number 2007033456, of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 2.121 acre tract being more particularly described by attached metes and bounds.

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 Ins. Co.  
 G.F. No. 1606540  
 Effective date: 08/08/2016

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
 Those as per Vol. 741, Pg. 402 & Vol. 1058, Pg. 222, M.C.D.R.

- 1) Unlocated pipeline R.O.W. esmt. to T.G.T.C. per 241/246, M.C.D.R.
- 2) Unlocated pipe rack agreement to T.G.T.C. per 252/417, M.C.D.R.
- 3) R.O.W. esmt(s). to T.G.T.C. per 283/459 & 309/96, M.C.D.R.
- 4) Building line restrictions (50' front, 15' sides) per 1058/222, M.C.D.R.
- 5) 10' U.E. along street per 1017/865, M.C.D.R.

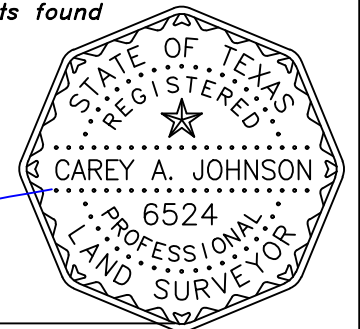
—Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.  
 —Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents provided by title company as referenced above.

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 0575 G, effective 08/18/14.  
 Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 08/24/16 JWW

*Carey A. Johnson*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524



Douglas K. Loomis & Eugena L. Loomis  
 Lot 14, Block 2, Woodland Forest Estates (unrec)  
 remainder called 4.741 acres  
 C.F.# 9417139  
 R.P.R.M.C.T.

**2.121 ACRES**

Fernando Flores & Amy Flores  
 Lot 13, Block 2, Woodland Forest Estates (unrec)  
 called 2.1174 acres  
 C.F.# 2007033456  
 O.P.R.M.C.T.

Crescencio Chavez, et ux.  
 Lot 12, Block 2, Woodland Forest Estates (unrec)  
 called 1.695 acres  
 C.F.# 2012055642  
 O.P.R.M.C.T.

**WILLIAM KIBBE SURVEY, A-303**

**LEGEND**

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records

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**TEXAS PROFESSIONAL SURVEYING, LLC.**  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

PROJECT NO. 054-49	Key Map 221F	DRAWING DATE: 08/26/16
		REVISED: DRAWN BY: CDF

