

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

A.E. = AERIAL EASEMENT
 B.L. = BUILDING LINE
 BRS = BEARS
 C.F.# = CLERK'S FILE NUMBER
 D.E. = DRAINAGE EASEMENT
 E.E. = ELECTRIC EASEMENT
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FND. = FOUND

M.P. = METAL POST
 M.U.E. = MUNICIPAL UTILITY EASEMENT
 P.A.E. = PERMANENT ACCESS EASEMENT
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.E. = POOL EQUIPMENT
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 P.P. = POWER POLE

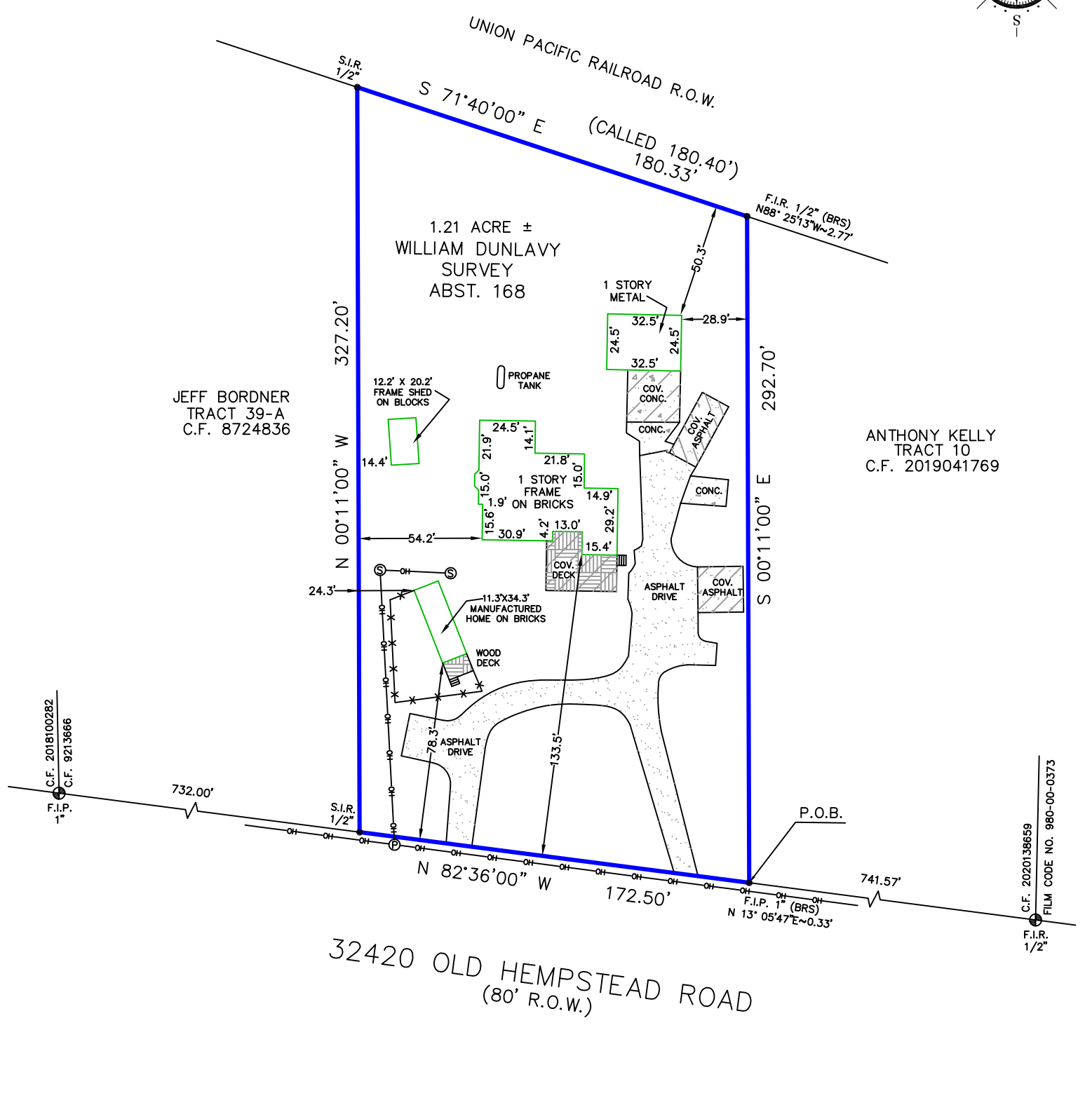
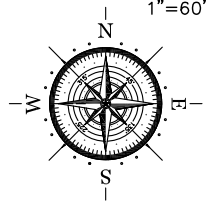
P.R.C. = POINT OF REVERSE CURVATURE
 P.T. = POINT OF TANGENCY
 P.U.E. = PUBLIC UTILITY EASEMENT
 S.I.R. = SET IRON ROD
 S.S.E. = SANITARY SEWER EASEMENT
 S.T.M.S.E. = STORM SEWER EASEMENT
 U.T.S. = UNABLE TO SET
 U.E. = UTILITY EASEMENT
 W.L.E. = WATER LINE EASEMENT
 W.P. = WOODEN POST
 W.S.E. = WATER & SEWER EASEMENT

OH-OH = OVERHEAD POWERLINES
 — = PROPERTY LINE
 — = EASEMENT LINE
 — = BUILDING SETBACK LINE
 — = BUILDING WALL

— = NOT TO SCALE
 ⊙ = GUY ANCHOR
 ⊕ = POWER POLE
 ⊖ = SERVICE DROP
 ⊕ = CONTROL MONUMENT
 ● = PROPERTY CORNER

— = WOODEN FENCE
 — = CHAIN LINK FENCE
 — = METAL FENCE
 — = WIRE FENCE
 — = VINYL FENCE (HARDPLANK WALL)

SCALE
 1"=60'



JEFF BORDNER
 TRACT 39-A
 C.F. 8724836

ANTHONY KELLY
 TRACT 10
 C.F. 2019041769

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

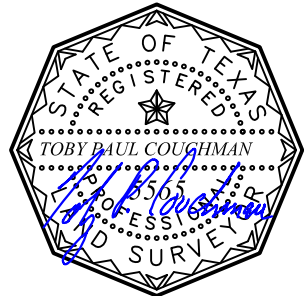
NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - ELECTRIC DISTRIBUTION AND COMMUNICATION LINES EASEMENT AS RECORDED IN VOLUME 672, PAGE 570, D.R.M.C.

LEGAL DESCRIPTION
 A 1.21 ACRE (52,998 SQ. FEET) TRACT OF LAND, MORE OR LESS, IN THE WILLIAM DUNLAVY SURVEY, ABSTRACT NO. 168, MONTGOMERY COUNTY, TEXAS, BEING A PART OF A 7.78 ACRE TRACT CONVEYED TO WILLIAM C. ROBERTSON AS RECORDED IN VOLUME 719 PAGE 661 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING MORE DESCRIBED BY METES AND BOUNDS AS ATTACHED

MADELEINE GRACE NIKIRK
 TYLER JAMES HARVEY

ADDRESS
 32420 OLD HEMPSTEAD ROAD

- PAGE 1 OF 2



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB # 2206204
 DATE 6-20-2022 REV. 6-22-2022
 GF# 2769522-04886

PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE: 281-996-1113 FAX: 281-996-0112
 EMAIL: orders@prosurv.net
 T.B.P.E.L.S. FIRM #10119300
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