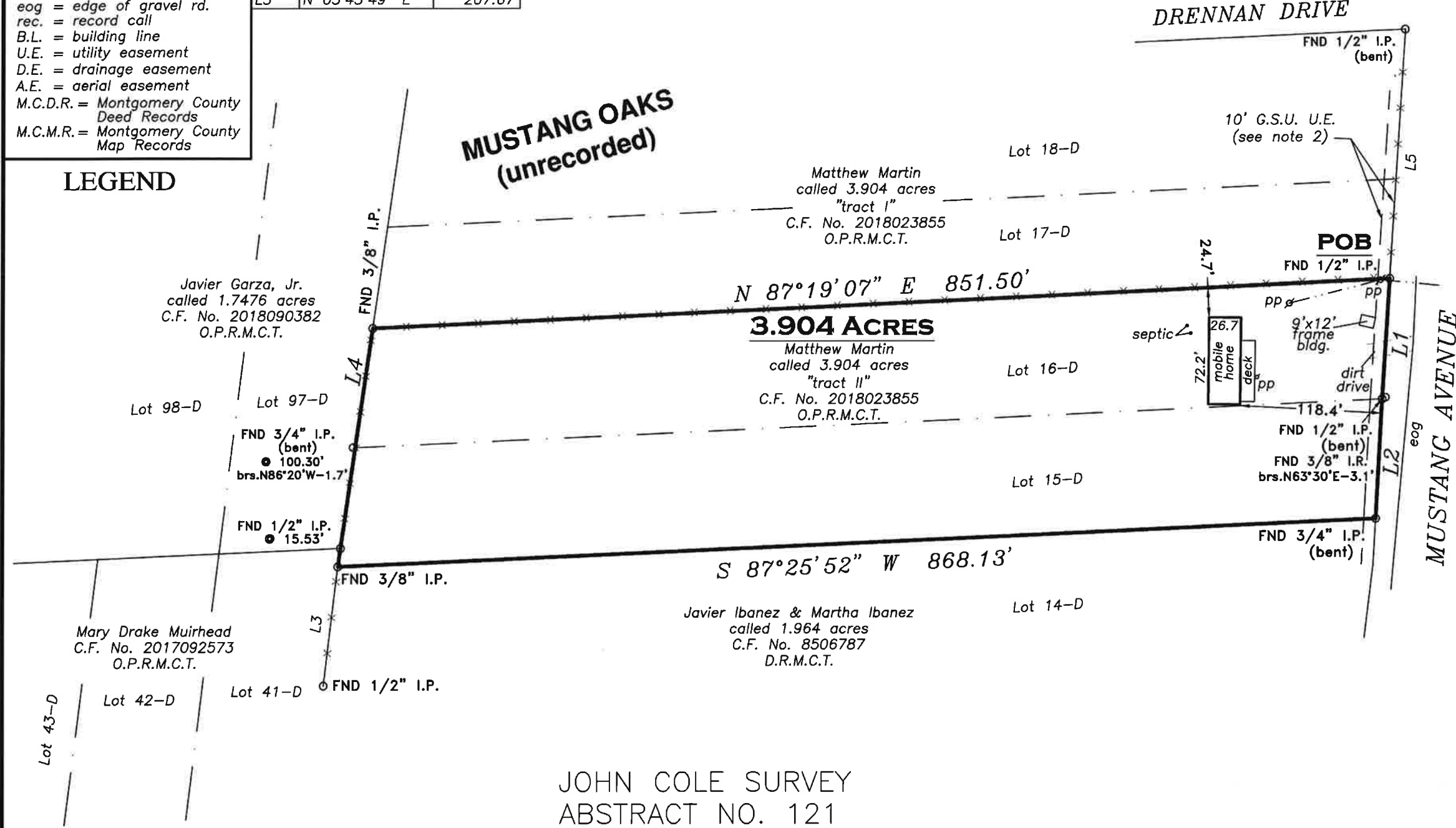


wm = water meter
mh = manhole
cbl. = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
eog = edge of gravel rd.
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
A.E. = aerial easement
M.C.D.R. = Montgomery County
Deed Records
M.C.M.R. = Montgomery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

LINE	BEARING	DISTANCE
L1	S 03°42'52" W	100.25'
L2	S 03°11'12" W	99.57'
L3	S 06°54'55" W	99.86'
L4	N 08°13'56" E	200.60'
L5	N 03°45'49" E	207.67'

LEGEND



**BOUNDARY & IMPROVEMENT
SURVEY**
FOR: STACY ARELLANO AND
NICHOLAS DEL ARELLANO
12468 MUSTANG AVENUE
SPLENDORA, TEXAS 77372

BEING a 3.904 acre tract of land situated in the John Cole Survey, Abstract No. 121, Montgomery County, Texas, being all of that certain called 1.9691 acre tract described as Lot 16-D of Mustang Oaks, an unrecorded subdivision, in instrument to Matthew Drennan, recorded under Clerk's File Number 2001038735 of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), and all of that certain called 1.955 acre tract described as Lot 15-D of said Mustang Oaks in instrument to Matthew Drennan, recorded under Clerk's File Number 2014022825, O.P.R.M.C.T., said 3.904 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:
Title Resources Guaranty Company
G.F. No. 2769521-06793
Effective date: 7/11/2021

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

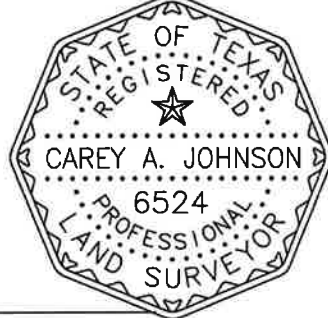
- 1) Those as per item 1, schedule B, of said title commitment.
- 2) U.E. to G.S.U. per Vol. 616, Pg. 675, D.R.M.C.T. (Does affect / shown hereon)
- 3) R.O.W. to T.I.N.G.P.C. per Vol. 301, Pg. 342, D.R.M.C.T. (does not affect).

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

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 0450 G, effective 08/18/14. Property appears to lie within Zone AE, FLOODWAY. 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: 03/10/18 MJW



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

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.
D280-01

Key
Map
224F

DRAWING DATE: 03/12/18
REVISED: 07/27/21 Title
DRAWN BY: CDF/TK

-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 deeds.

