

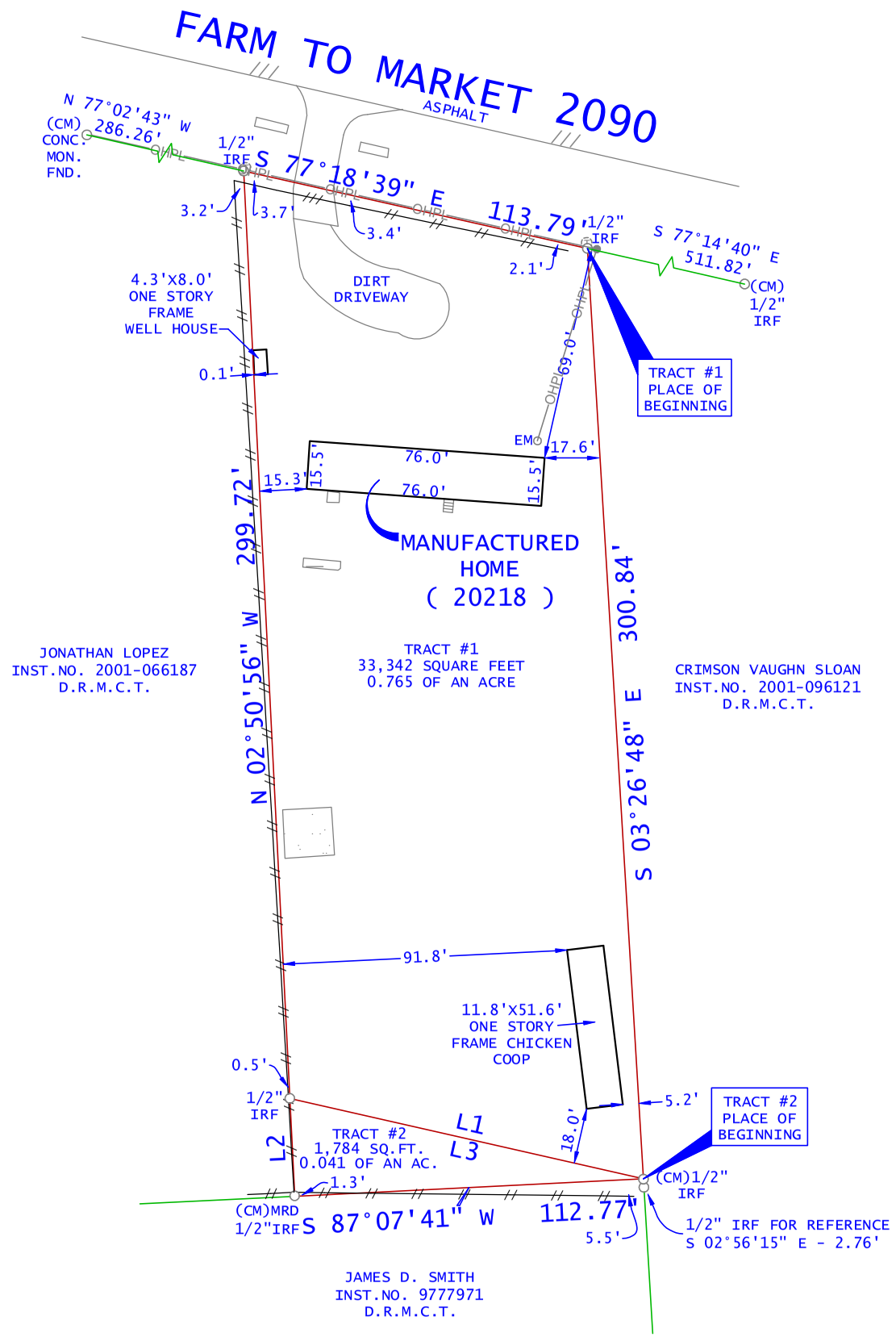

LINE TABLE		
NO.	LENGTH	BEARING
L1	117.11'	N 77°12'08" W
L2	31.63'	N 02°50'56" W
L3	117.11'	S 77°12'08" E

LEGEND

WOOD FENCE — IRON FENCE
CHAIN LINK — WIRE FENCE
BOUNDARY LINE
EASEMENT/SETBACK
CM - CONTROLLING MONUMENT
MRD - MONUMENT OF RECORD DIGNITY
POINT FOR CORNER
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"
X-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER
MONUMENT FOUND
EM - ELECTRIC METER
- CABLE
- ELECTRIC
- CLEAN OUT
PE - POOL EQUIP
- GAS METER
- POWER POLE
- FIRE HYDRANT
- TELEPHONE
- LIGHT POLE
- WATER METER
- MANHOLE
- WATER VALVE
(UNLESS OTHERWISE NOTED)

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 20218 FARM TO MARKET 2090, in the City of CONROE, MONTGOMERY County, Texas.

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

TRACT #1

BEING all that certain lot, tract or parcel of land situated in the Clark Beach Survey, Abstract No. 79, Montgomery County, Texas, being a tract of land described in deed to Paul Kimbel Luker, recorded under Instrument No. 2012062307, Deed Records, Montgomery County, Texas (D.R.M.C.T.), being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found in the South line of Farm to Market 2090, at the Northwest corner of a tract of land described in deed to Crimson Vaughn Sloan, recorded under Instrument No. 2001-096121 (D.R.M.C.T.), being the Northeast corner of herein described tract of land;

THENCE South 03 deg. 26 min. 48 sec. East, with the West line of said Sloan tract a distance of 300.84 feet to a 1/2 inch iron rod found at the Northeast corner of a tract of land described in deed to James D. Smith, recorded under Instrument No. 9777971 (D.R.M.C.T.), from which a 1/2 inch iron rod found for reference bears South 02 deg. 56 min. 15 sec. East, a distance of 2.76 feet;

THENCE North 77 deg. 12 min. 08 sec. West, a distance of 117.11 feet to a 1/2 inch iron rod found in the East line of a tract of land described in deed to Jonathan Lopez, recorded under Instrument No. 2001-0661887 (D.R.M.C.T.);

THENCE North 02 deg. 50 min. 56 sec. West, a distance of 299.72 feet to a 1/2 inch iron rod found in the South line of said Farm to Market 2090, at the Northeast corner of said Lopez tract;

THENCE South 77 deg. 18 min. 39 sec. East, a distance of 113.79 feet to the PLACE OF BEGINNING and containing 33,342 square feet or 0.765 of an acre of land.

TRACT #2

BEING all that certain lot, tract or parcel of land situated in the Clark Beach Survey, Abstract No. 79, Montgomery County, Texas, being a tract of land described in deed to Paul Kimbel Luker, recorded under Instrument No. 2012062307, Deed Records, Montgomery County, Texas (D.R.M.C.T.), being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found in the West line of a tract of land described in deed to Crimson Vaughn Sloan, recorded under Instrument No. 2001-096121 (D.R.M.C.T.), at the Northeast corner of a tract of land described in deed to James D. Smith, recorded under Instrument No. 9777971 (D.R.M.C.T.), being the East corner of herein described tract of land, from which a 1/2 inch iron rod found for reference bears South 02 deg. 56 min. 15 sec. East, a distance of 2.76 feet;

THENCE South 87 deg. 07 min. 41 sec. West, with the North line of said Smith tract a distance of 112.77 feet to a 1/2 inch iron rod found at the Southeast corner of a tract of land described in deed to Jonathan Lopez, recorded under Instrument No. 2001066187 (D.R.M.C.T.);

THENCE North 02 deg. 50 min. 56 sec. West, with the East line of said Lopez tract a distance of 31.63 feet to a 1/2 inch iron rod found for corner;

THENCE South 77 deg. 12 min. 08 sec. East, a distance of 117.11 feet to the PLACE OF BEGINNING and containing 1,784 square feet or 0.041 of an acre of land.

ACCEPTED BY: _____

_____

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

HOMETOWN TITLE

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.
TITLE AND ABSTRACTING WORK FURNISHED BY HOMETOWN TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'
Date: 09-04-2026
G. F. No.: HT26924-DA
Job no.: 202609459
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR HOMETOWN TITLE

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR