

CLARK BEACH SURVEY ABSTRACT No. 79

BOUNDARY SURVEY
FOR: RANDY R. SMITH and TRICIA L. SMITH
F.M. 1485
CONROE, TEXAS 77308

BEING a 16.842 acre tract of land situated in the Clark Beach Survey, Abstract No. 79, Montgomery County, Texas, being comprised of a portion of that certain called 16.842 (net) acre tract described as in instrument to Larry Hughes, recorded in Clerk's File No. 2005-062189 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 16.842 acre tract being more particularly described by attached notes and bounds description.

BEING a 3.442 acre tract of land situated in the Clark Beach Survey, Abstract No. 79, Montgomery County, Texas, being comprised of a portion of that certain called 16.842 (net) acre tract described as in instrument to Larry Hughes, recorded in Clerk's File No. 2005-062189 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and a portion of the remainder of a called 5 acre tract described in instrument to Larry Hughes, recorded in Clerk's File No. 2005-062189 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 3.442 acre tract being more particularly described by attached notes and bounds description.

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.
S.F. No. 1802439
Effective date: 04/24/2018

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

1. 80' R.O.W. easmt. per (Vol./Pg.) 520/33, 520/35, 524/399 & 553/166, M.C.D.R.
2. Easmt. as per 1/24, M.C.D.R.
3. R.O.W. to State of Texas per 297/315, M.C.D.R.
4. Easmt. to G.S.U. per 671/51, M.C.D.R.
5. Easmt. to G.S.U. per C.F. #0200520, R.P.R.M.C.T.

Joe McDaniel
called 24 acres
C.F. # 866650
R.P.R.M.C.T.

-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 encumbrances or restrictions not shown. Check with your local governing agencies for any additional encumbrances, building lines, or other restrictions not reflected on recorded deeds.

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 is located in Zones X, X-shaded & AC, and appears to partly lie within the 100-year flood plain, per the F.I.M.A. Flood Insurance Rate Map, Community Panel 483395-0425 G, effective 08/18/14.
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: 04/24/18 TC

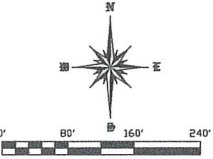
Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125



- LEGEND**
- face line
 - o/2 yst. (net)
 - mt = water meter
 - mb = manhole
 - cb = curb to box
 - tl = telephone box
 - eb = electric box
 - pp = power pole
 - ec = edge of asphalt
 - rc = record call
 - BL = building line
 - U.E. = utility easement
 - D.E. = drainage easement
 - M.C.D.R. = Montgomery County Map Records
 - M.C.M.R. = Montgomery County Map Records
 - OPRMCT = Official Public Records Montgomery County
 - RPRMCT = Real Property Records Montgomery County

TEXAS
PROFESSIONAL
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302 N. FRAZIER STREET - CONROE, TX 77330
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P.L.S. REGISTRATION NO. 100824-02

PROJECT NO. H27-40
REVISED: 190V
DRAWING DATE: 04/26/18
REVISIONS:
DRAWN BY: CDF



LINE/BEARING	DISTANCE
1) N 13°25'09" W	19.07'
2) S 68°16'59" W	133.54'
3) N 2°48'27" W	57.07'
4) N 31°11'07" W	17.33'