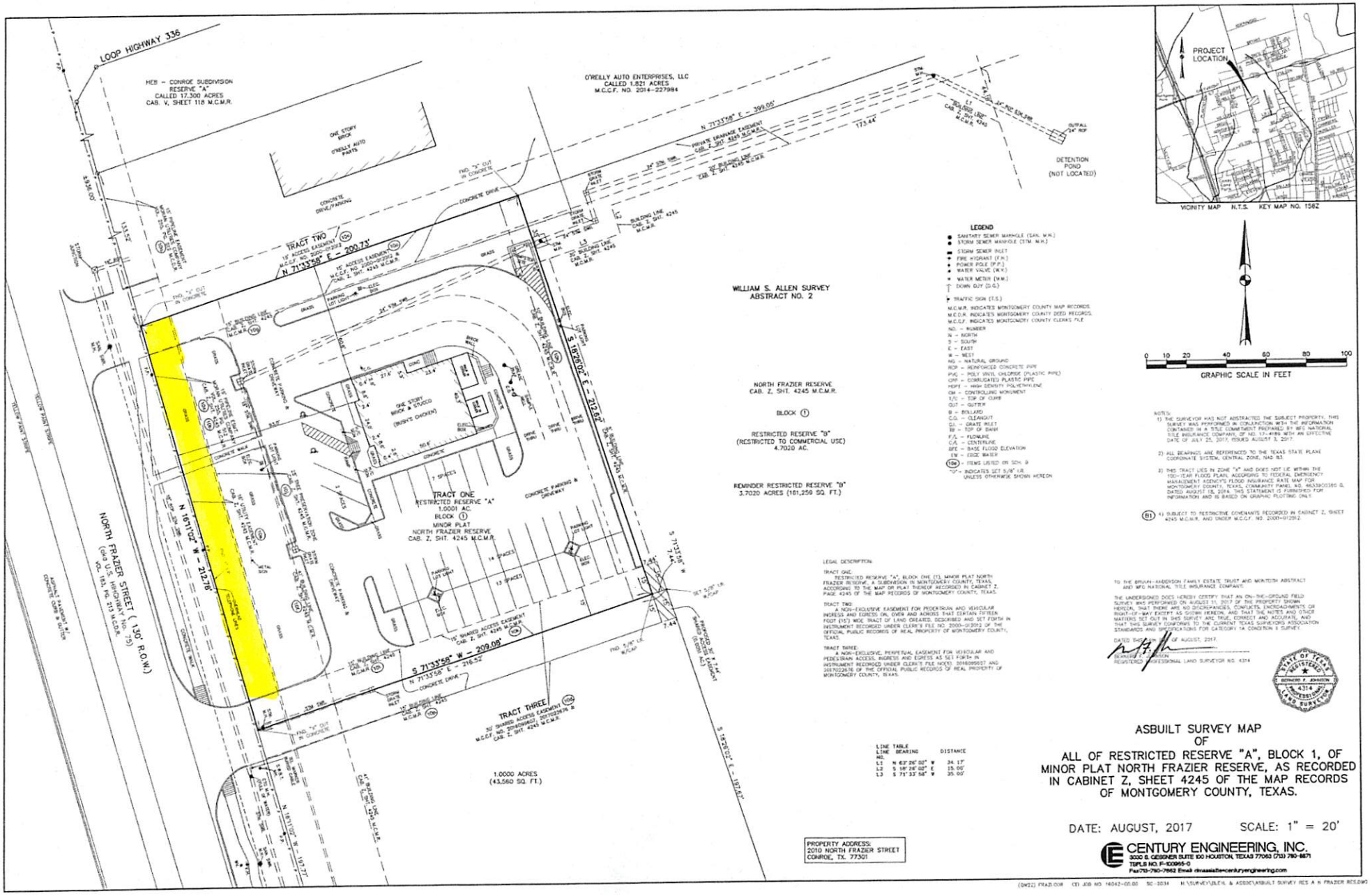

VICINITY MAP N.T.S. KEY MAP NO. 158Z

GRAPHIC SCALE IN FEET

LEGEND

- SANITARY SEWER MANHOLE (SAN. M.H.)
- STORM SEWER MANHOLE (STM. M.H.)
- STORM SEWER INLET
- FIRE HYDRANT (F.H.)
- POWER POLE (P.P.)
- WATER VALVE (W.V.)
- WATER METER (W.M.)
- DOWN GUY (D.G.)
- TRAFFIC SIGN (T.S.)

M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
M.C.C.F. INDICATES MONTGOMERY COUNTY CLERKS FILE
NO. - NUMBER
N - NORTH
S - SOUTH
E - EAST
W - WEST
NG - NATURAL GROUND
RCP - REINFORCED CONCRETE PIPE
PVC - POLY VINYL CHLORIDE (PLASTIC PIPE)
CRP - CORRUGATED PLASTIC PIPE
HDPE - HIGH DENSITY POLYETHYLENE
CM - CONTROLLING MONUMENT
T/C - TOP OF CURB
GUT - GUTTER
B - BOLLARD
C.O. - CLEANOUT
G.I. - GRATE INLET
BB - TOP OF BARN
F/L - FLOWLINE
C/L - CENTERLINE
BFE - BASE FLOOD ELEVATION
EW - EDGE WATER
(10a) - ITEMS LISTED ON SCH. B
"0" - INDICATES SET 5/8" I.R. UNLESS OTHERWISE SHOWN HEREON

NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, GF NO. 17-4189, WITH AN EFFECTIVE DATE OF JULY 25, 2017, ISSUED AUGUST 3, 2017.

2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, COMMUNITY PANEL NO. 48339C0195 G, DATED AUGUST 18, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

(B1) 4) SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CABINET Z, SHEET 4245 M.C.M.R. AND UNDER M.C.C.F. NO. 2005-012012.

LEGAL DESCRIPTION:

TRACT ONE:
RESTRICTED RESERVE "A", BLOCK ONE (1), MINOR PLAT NORTH FRAZIER RESERVE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, PAGE 4245 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

TRACT TWO:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER AND ACROSS THAT CERTAIN FIFTEEN FOOT (15') WIDE TRACT OF LAND CREATED, DESCRIBED AND SET FORTH IN THE INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2005-012012 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

TRACT THREE:
A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO(S). 2016099837 AND 2017022676 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 63°26'00" W	34.17'
L2	S 18°26'02" E	15.00'
L3	S 71°33'58" W	35.00'

TO THE BRUNN-ANDERSON FAMILY ESTATE TRUST AND MONTEITH ABSTRACT AND WFG NATIONAL TITLE INSURANCE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON AUGUST 31, 2017 OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONDITION II SURVEY.

DATED THIS 6TH DAY OF AUGUST, 2017.

BENNETT F. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314

STATE OF TEXAS REGISTERED BENNETT F. JOHNSON 4314 PROFESSIONAL LAND SURVEYOR

ASBUILT SURVEY MAP OF ALL OF RESTRICTED RESERVE "A", BLOCK 1, OF MINOR PLAT NORTH FRAZIER RESERVE, AS RECORDED IN CABINET Z, SHEET 4245 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

DATE: AUGUST, 2017 SCALE: 1" = 20'

CENTURY ENGINEERING, INC.
3000 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8671
TBPLS NO. F-10065-0
Fax:713-780-7662 Email: dmassie@centuryengineering.com

(SW22) FRAZ.DGN CE) JOB NO. 14042-00.00 SC-3034 H:\SURVEY\DLE\S. & ASSOC\ASBUILT SURVEY RES A N FRAZIER RES.DWG