0' 40' 80' 120'



SYMBOL LEGEND

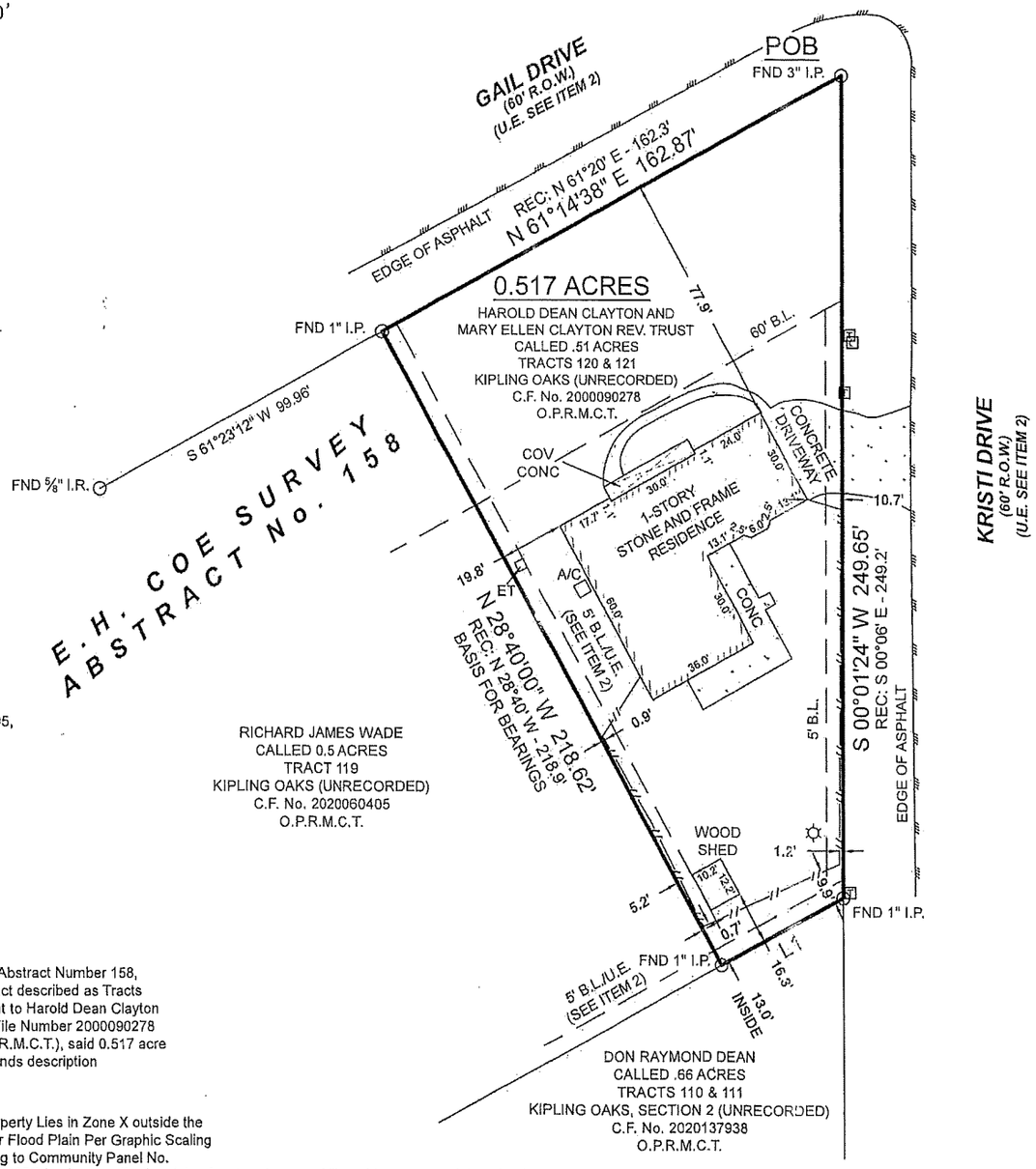
- —P— - Overhead Power Line
- —G— - Guy Wire
- —//— - Wood Fence
- —XXX— - Wrought Iron Fence
- —XX— - Chainlink Fence
- —X— - Wire Fence
- - Fire Hydrant
- - Power Pole
- T - Telephone Pedestal
- - Water Valve
- W - Water Meter
- - Set Iron Rod w/TPS Cap
- - Fnd Iron Rod
- ET - Electric Transformer
- - Light Pole
- - Cable Pedestal

Surveyor has relied on information provided by:
Stewart Title Guaranty Company
G.F. No. 2130255
Effective date: April 4, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1) Those as per Item 1, Schedule B, of said Title Commitment.
2) Utility Easements to Houston Lighting and Power, per Vol. 795, Pg. 198, D.R.M.C.T. (shown hereon)

BOUNDARY & IMPROVEMENT SURVEY



LINE	BEARING	DISTANCE
L1	S 61°30'07" W	43.03'

BEING a 0.517 acre tract of land situated in the E.H. Coe Survey, Abstract Number 158, Montgomery County, Texas, being all that same called .51 acre tract described as Tracts 120 and 121 of Kipling Oaks (unrecorded subdivision) in instrument to Harold Dean Clayton and Mary Ellen Clayton Revocable Trust, recorded under Clerk's File Number 2000090278 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.517 acre tract being more particularly described by attached metes and bounds description

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0495G having an effective date of 8/18/2014.

Job No.: S288-560
Scale: 1"=40'
Date: 4/26/2021
Drawn By: TK
Field Crew: RH
Revised:

Purchaser Allison M. Suarez and Spencer Suarez
Address 1207 Gail Drive, Pinehurst, Tx 77362
Tracts 120 & 121, Block _____, Section _____
Survey E. H. Coe, A 158
Area 0.517 Acres
Subdivision Kipling Oaks (unrecorded)
Cabinet _____, Sheet _____, _____ Records
Montgomery County, Texas

Basis of Bearings Based on recorded deed of subject property.

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

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
0.517 ACRES
IN THE E.H. COE SURVEY, ABSTRACT NUMBER 158
MONTGOMERY COUNTY, TEXAS

BEING a 0.517 acre tract of land situated in the E.H. Coe Survey, Abstract Number 158, Montgomery County, Texas, being all that same called .51 acre tract described as Tracts 120 and 121 of Kipling Oaks (unrecorded subdivision) in instrument to Harold Dean Clayton and Mary Ellen Clayton Revocable Trust, recorded under Clerk's File Number 2000090278 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.517 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 3 inch iron pipe found at the intersection of the southeasterly right-of-way of Gail Drive (60 feet wide) with the westerly right-of-way of Kristi Drive (60 feet wide) for the northeasterly corner of said .51 acre tract and the herein described 0.517 acre tract;

THENCE South 00°01'24" West, 249.65 feet, along the westerly right-of-way of said Kristi Drive, with the easterly line of said .51 acre tract, to a 1 inch iron pipe found for the common easterly corner of said .51 acre tract and that certain called .66 acre tract described as Tracts 110 and 111 of Kipling Oaks, Section 2 (unrecorded subdivision) in instrument to Don Raymond Dean, recorded under Clerk's File Number 2020137938, O.P.R.M.C.T., being the southeasterly corner of the herein described 0.517 acre tract;

THENCE South 61°30'07" West, 43.03 feet, with the common line between said .51 acre tract and said .66 acre tract, to a 1 inch iron pipe found for the common southerly corner of said .51 acre tract and that certain called 0.5 acre tract described as Tract 119of said Kipling Oaks in instrument to Richard James Wade, recorded under Clerk's File Number 2020060405, O.P.R.M.C.T., being the southwesterly corner of the herein described 0.517 acre tract;

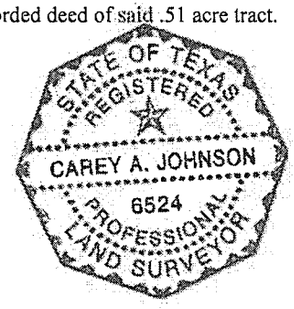
THENCE North 28°40'00" West, 218.62 feet, with the common line between said .51 acre tract and said 0.5 acre tract, to a 1 inch iron pipe found in the southeasterly right-of-way of said Gail Drive for the common northerly corner of said .51 acre tract and said 0.5 acre tract, being the northwesterly corner of the herein described 0.517 acre tract, from which a 5/8 inch iron rod found for reference bears, South 61°23'12" West, 99.96 feet;

THENCE North 61°14'38" East, 162.87 feet, along the southeasterly right-of-way of said Gail Drive, with the northwesterly line of said .51 acre tract, to **POINT OF BEGINNING;**

CONTAINING a computed area of 0.517 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 26, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number S288-560.

Bearings based on recorded deed of said .51 acre tract.



April 29, 2021
Date

Carey A. Johnson
R.P.L.S. No. 6524