

LINE	BEARING	DISTANCE
L1	S 29°03'27" E	1.16

RANCHO ESCONDIDO  
SECTION ONE  
CAB. C, SHEET 72A M.C.M.R.

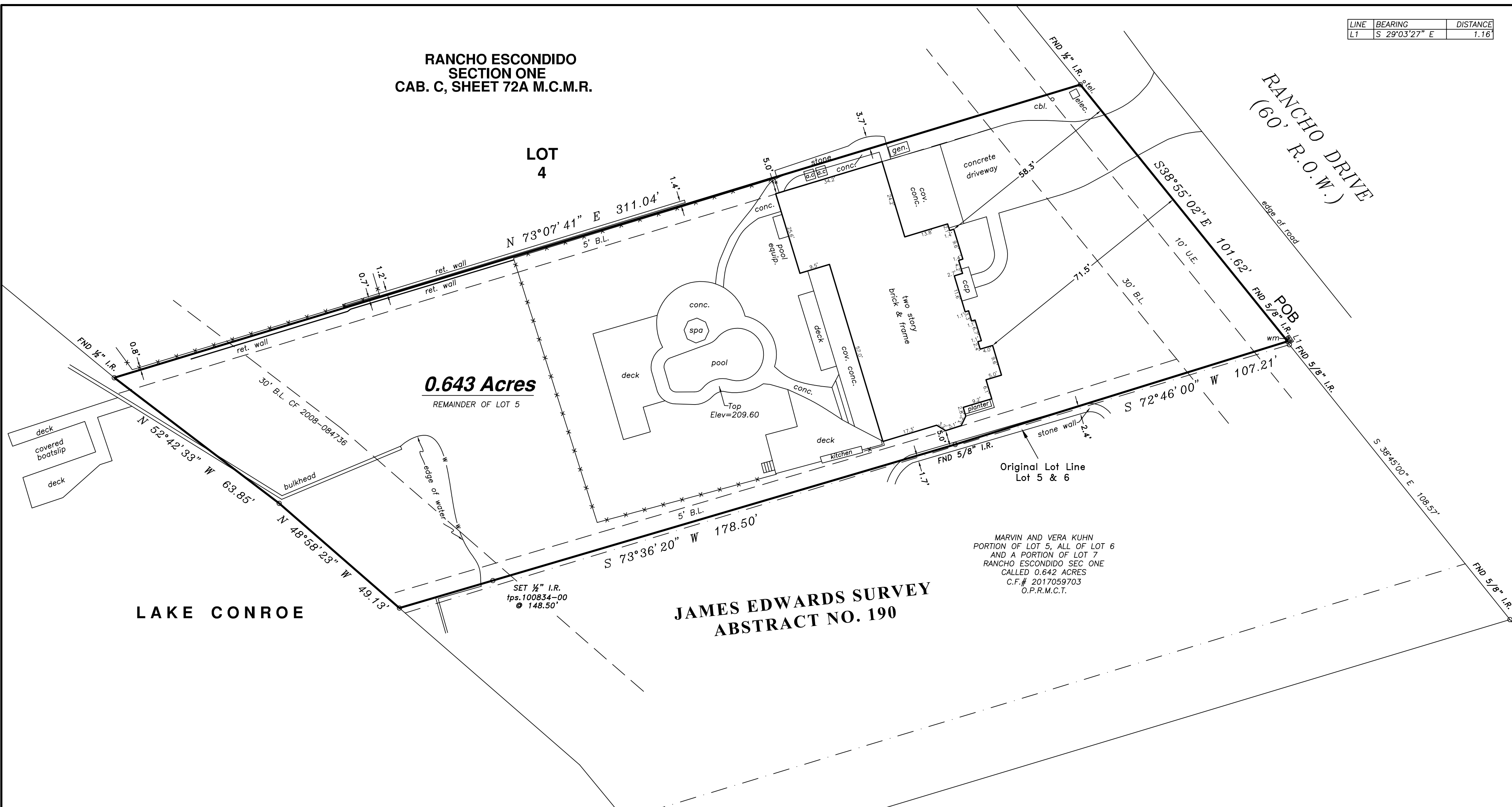
LOT  
4

0.643 Acres  
REMAINDER OF LOT 5

JAMES EDWARDS SURVEY  
ABSTRACT NO. 190

RANCHO DRIVE  
(60' R.O.W.)

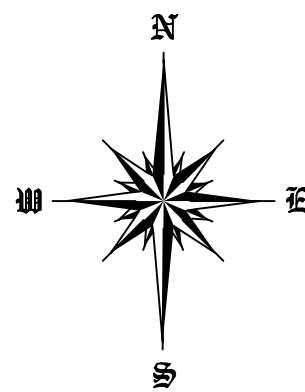
LAKE CONROE



MARVIN AND VERA KUHN  
PORTION OF LOT 5, ALL OF LOT 6  
AND A PORTION OF LOT 7  
RANCHO ESCONDIDO SEC ONE  
CALLED 0.643 ACRES  
C.F.# 2017059703  
O.P.R.M.C.T.

LEGEND

- x — x — fence line
- o/h util. line(s) —
- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPRMCT = Real Property Records Montgomery County



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 X & AE, and does appear to partially lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0225 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

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

- 1) Those recorded in Cab. C, Sheet 72-A, M.C.M.R.
- 2) Easement granted to S.J.R.A. per 716/719, M.C.D.R.
- 3) Building line and utility esmt. restrictions per M.C.C.F. Nos. 8132163, 2008-084739, 2008-086466, 2008-118274 & 2009-036937, M.C.R.P.R.
- 4) Subject to flowage and inundation esmt. to S.J.R.A. up to 207' MSL.

-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.

-This survey has been done without the benefit of a current title report. 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 plat.

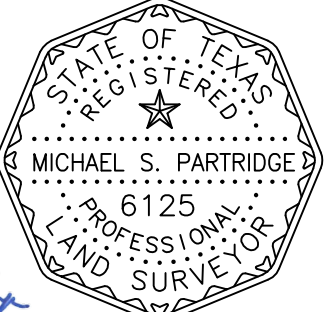
BOUNDARY & IMPROVEMENT  
SURVEY

FOR: JAMES G. POHOSKI & CAROL A. POHOSKI  
9585 RANCHO DRIVE  
WILLIS, TEXAS 77318

BEING a 0.643 acre tract of land situated in the James Edwards Survey, Abstract No. 190, Montgomery County, Texas, being the remainder of Lot 5 of Rancho Escondido, Section One, as shown on the map or plat thereof, recorded in Cabinet C, Sheet 72A of the Montgomery County Map Records (M.C.M.R.), said 0.643 acre tract being more particularly described by attached metes and bounds.

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: 02/14/18 MJW



Michael S. Partridge  
Registered Professional Land Surveyor No. 6125

**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. K103-08  
Key Map 126W  
DRAWING DATE: 02/15/18  
REVISED: 02/26/18  
DRAWN BY: CDF