



ADDRESS
10785 ROYAL TRICIA DRIVE
CONROE, TEXAS 77303

LEGAL DESCRIPTION: (AS SURVEYED)

SEE SHEET 2 OF 2

RLS #:	10-01-0296
CLIENT #:	1423037-H043
FIELD DATE:	01/22/10
DRAFTER:	ALH
APPROVED:	DRH
SCALE:	1" = 30'

BASIS OF BEARINGS: N 64°47'00" E ALONG THE SOUTHERLY LINE OF ROYAL TRICIA DRIVE PER CCF# 2008-102501, O.P.R.M.C.T.
 CONTROLLING MONUMENTS: A 1/2" IRF FOR THE WEST CORNER OF LOT 1284 AND A 1/2" IRF FOR THE NORTH CORNER OF LOT 1288, ROYAL FOREST SUBD.
 LIST OF POSSIBLE ENCROACHMENTS: NONE, AS SHOWN ABOVE.

RESIDENTIAL LAND SERVICES
 1700 S. Broadway, Building E.
 Moore, OK 73160
 FAX: (800) 954-0759
 PHONE: (405) 378-5800
 WWW.RLSNOW.COM

First American Title Company

KELLER WILLIAMS REALTY



SURVEYOR FILE NUMBER: 10-01-0185
 THE SURVEYING COMPANY, RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.
 CERTIFIED TO: (AS FURNISHED)
 SEE SHEET 2 OF 2

LEGEND	
LS	= LIGHT STANDARD
FH	= FIRE HYDRANT
PP	= POWER POLE
EM	= ELECTRIC METER
WM	= WATER METER
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
OH.U.L.	= OVERHEAD UTILITY LINE
CH.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
W.F.	= WIRE FENCE
A	= ASPHALT
G	= GRAVEL
C	= CONCRETE

SURVEYOR'S CERTIFICATE
 DATED: 01-25-10
 SEE SHEET 2 OF 2

NOTES
 SEE SHEET 2 OF 2
 THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

RESIDENTIAL LAND SERVICES
 FOR ALL INQUIRIES CONTACT:
 RLS
 rls.info@rlsnow.com
 (405) 378-8800
 FORM 6.7TX

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL			
DATE	REVISION	DATE	REVISION

BOUNDARY SURVEY
 1423037
 1423037

LEGAL DESCRIPTION

A 0.31 ACRE TRACT OF LAND SITUATED IN THE JOSE L. DE LA GARZA SURVEY, ABSTRACT NO. 15, MONTGOMERY COUNTY, TEXAS, AND BEING KNOWN AS LOT 1285, OUT OF ROYAL FOREST SUBDIVISION, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ROXANNE Y. STATON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-102501, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE COMMON SOUTHERLY CORNER OF LOTS 1285 AND 1286, SAID ROYAL FOREST SUBDIVISION, AND BEING THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED ROBERT WATSON AND RUBY J. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 1988-10695, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, AND ALSO BEING IN THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO HOWARD D. HUCKABAA AND DAVE M. HUCKABAA, AS RECORDED IN COUNTY CLERK'S FILE NO. 1987-09433, MONTGOMERY COUNTY, TEXAS, AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 44°46' W, 2.2 FEET, AND THE MOST NORTHEASTERLY CORNER OF LOT 85, BLOCK 3, OF ROYAL FOREST SUBDIVISION, SECTION 1, AS RECORDED IN VOLUME 9, PAGE 76, MAP RECORDS, MONTGOMERY COUNTY, TEXAS BEARS N 64°47'00" E, 350.07 FEET, S 21°25'45" E, 299.58 FEET, S 45°42'33" E, 130.91 FEET, S 21°57'30" W, 147.67 FEET, S 41°49'48" E, 73.48 FEET, S 21°25'45" E, 861.42 FEET;

THENCE S 64°47'00" W, WITH SAID NORTHERLY LINE OF THE HUCKABAA TRACT, A DISTANCE OF 90.00 FEET TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON SOUTHERLY CORNER OF LOTS 1284 AND 1285, SAID ROYAL FOREST SUBDIVISION, AND BEING THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-035826, MONTGOMERY COUNTY, TEXAS, AND ALSO BEING IN THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO LARRY TAYOR AND DOUGLAS LEE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2006-101910, MONTGOMERY COUNTY, TEXAS, AND FROM WHICH A 1/2 INCH IRON FOUND BEARS S 13°34' W, 0.8 FEET;

THENCE N 25°13'00" W, WITH THE COMMONLY LINE BETWEEN SAID LOTS 1284 AND 1285, A DISTANCE OF 150.00 FEET TO A 60d NAIL FOUND IN THE SOUTHERLY LINE OF ROYAL TRICIA DRIVE (A 60 FOOT RIGHT-OF-WAY PER OCCUPATION) FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 64°47'00" E, WITH SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON NORTHERLY CORNER OF SAID LOTS 1285 AND 1286, AND FROM WHICH A 1/2 INCH IRON FOUND AT THE NORTH CORNER OF LOT 1288 BEARS N 64°47' E, 270.00 FEET;

THENCE S 25°13'00" E, 150.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.31 ACRES OF LAND, MORE OR LESS.

COVENANTS, CONDITIONS OR RESTRICTIONS FOUND IN VOLUME 603, PAGE 476, VOLUME 924, PAGE 608, VOLUME 983, PAGE 453 AND VOLUME 983, PAGE 479, DEED RECORDS, MONTGOMERY COUNTY, TEXAS, AND BY INSTRUMENT(S) FILED FOR RECORD UNDER CCF#S 8727023, 9109850, 9109851, 2006-081412, 2006081413, 2007-005182, 2007-113142, 2007-138357, 2008-087846, 2009-025226 AND 2009-028756, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

25 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE RECORDED IN VOLUME 924, PAGE 608, DEED RECORDS, MONTGOMERY COUNTY, TEXAS. (AFFECTS AS SHOWN)

PUBLIC UTILITY EASEMENTS RECORDED IN VOLUME 924, PAGE 608, DEED RECORDS, MONTGOMERY COUNTY, TEXAS. (AFFECTS - UNABLE TO SHOW DUE TO UNDEFINED WIDTHS)

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 CONROE, TEXAS 77303

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RLS #:	10-01-0296
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FIELD DATE:	01/22/10
DRAFTER:	ALH
APPROVED:	DRH
SCALE:	1" = 30'

BASIS OF BEARINGS: N 64°47'00" E ALONG THE SOUTHERLY LINE OF ROYAL TRICIA DRIVE PER CCF# 2008-102501, O.P.R.M.C.T.
 ALL BEARINGS AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED.

CONTROLLING MONUMENTS: A 1/2" IRF FOR THE WEST CORNER OF LOT 1284 AND A 1/2" IRF FOR THE NORTH CORNER OF LOT 1288, ROYAL FOREST SUBD.

LIST OF POSSIBLE ENCROACHMENTS: NONE

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First American Title Company

KELLER WILLIAMS REALTY



SURVEYOR FILE NUMBER: 10-01-0185
 THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.
 CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE COMPANY
 KOMI LEDER

NOTES

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

SEE SHEET 1 OF 2

RESIDENTIAL LAND SERVICES

FOR ALL INQUIRIES CONTACT:
 RLS
 rls.info@rlsnow.com
 (405) 378-5800
 FORM 6.7TX

SURVEYOR'S CERTIFICATE

I, D.R. HELMUTH, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3674, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



SURVEYOR: D.R. HELMUTH DATED: 01-25-10

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