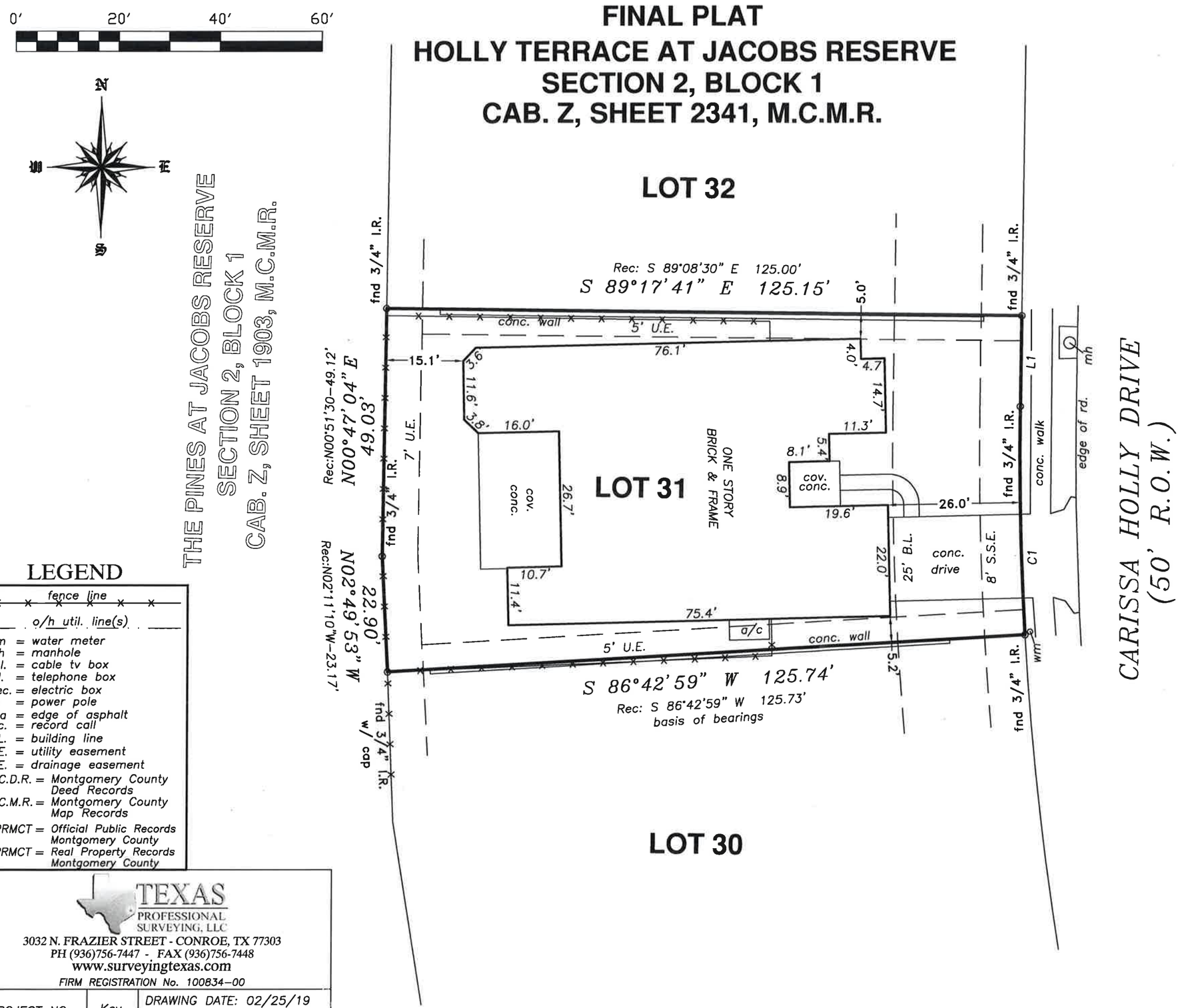
FINAL PLAT
HOLLY TERRACE AT JACOBS RESERVE
SECTION 2, BLOCK 1
CAB. Z, SHEET 2341, M.C.M.R.



LEGEND

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
eoa	= 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

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FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 02/25/19
C69-929	217B	REVISED: DRAWN BY: CDF

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	625.00'	45.21'	45.20'	S 01°21'42" E	4°08'40"

LINE	BEARING	DISTANCE
L1	S 00°42'27" W	17.97'

BOUNDARY & IMPROVEMENT SURVEY
FOR: COLONY RIDGE
1010 CARISSA HOLLY DRIVE
CONROE, TEXAS 77384

BEING ALL OF LOT 31, BLOCK 1 OF FINAL PLAT OF HOLLY TERRACE AT JACOBS RESERVE, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 2341 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Those as per Cab. Z, Sheet 2341, M.C.M.R.

–Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional 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 documents.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0530 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: 02/22/19 VNC

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

Carey A. Johnson
Registered Professional Land Surveyor No. 6524