



SYMBOL LEGEND

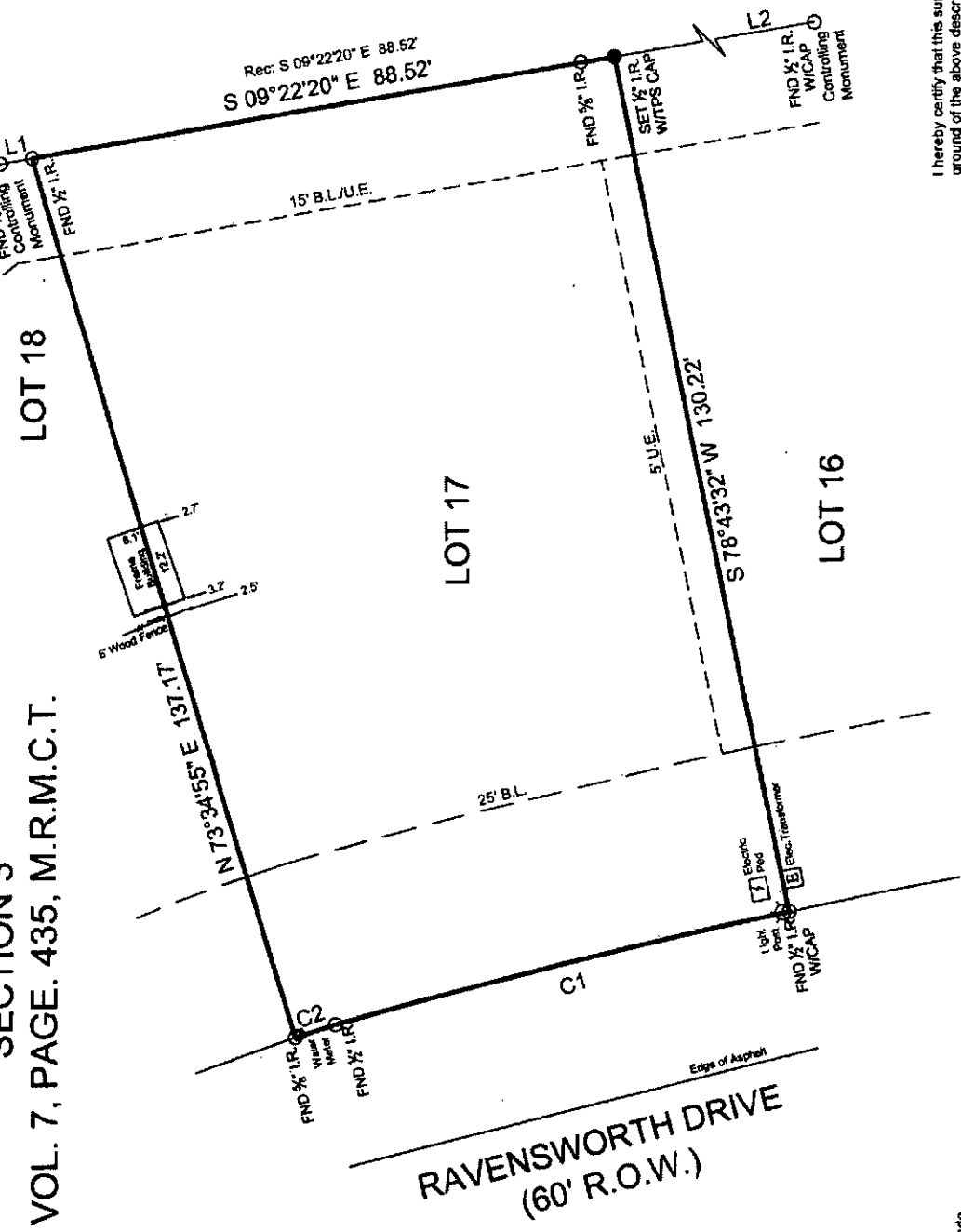
- Wood Fence
- Electric Ped
- Elec. Transformer
- Light Post
- Water Meter
- Set Iron Rod
- Fnd Iron Rod

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	89.89'	4°08'46"	N 13°31'24" W	89.97'
C2	350.00'	1°07'47"	N 17°49'08" W	6.29'

LINE	BEARING	DISTANCE
L1	N 09°22'20" W	4.88'
L2	S 09°22'20" E	44.76'

**RIVER PLANTATION
SECTION 3
VOL. 7, PAGE. 435, M.R.M.C.T.**

**GOLF
COURSE**



Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2417867-HO43
Effective date: June 19, 2019

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) 25' building set back line along the front property line as set forth on the recorded plat and dedication.
- 3) 15' Utility easement along the rear property line as set out on plat/map in Volume 7, Page 435 of the Map and/or Plat records of Montgomery County, Texas.
- 4) 5' Utility easement along side property line as set out on plat/map in Volume 7, Page 435 of the Map and/or Plat records of Montgomery County, Texas.

**BOUNDARY & IMPROVEMENT
SURVEY**

General Notes:

- 1) © 2019, Texas Professional Surveying, L.L.C. All Rights Reserved.
- 2) 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.
- 3) Fences as shown.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C039D0G having an effective date 08/18/2014

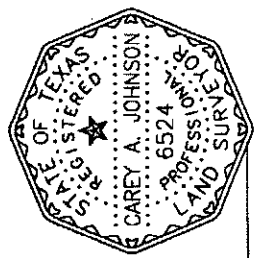
Job No.: F127-571
Scale: 1"=20'
Date: 07/08/19
Drawn By: GD
Field Crew: VL
Revised:

TEXAS
PROFESSIONAL
SURVEYING, L.L.C.
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 10083-00

Purchaser: Jana Blaha and Roy Rodriguez
Address: 659 Ravensworth Dr. Conroe, TX 77302
Lot: 17 Block: Section: 3 A 476
Survey: C.B. Stewart
Area: River Plantation
Subdivision: River Plantation
Vol: 7 Page: 435 Map: Records
Montgomery County, Texas

Basis of Bearings: Based on Plat

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.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524