

POINT OF BEGINNING
FND.5/8" I.R.

COMMENCING POINT

PROPERTY ADDRESS:
10471 Royal Andrews Drive
Conroe, Texas 77303

- NOTES:
- Bearings based on recorded plat.
 - This plat of survey has been performed with reliance upon title examination and abstracting performed by First National Title Insurance Company under G.F. No. 19-408975-WW, with an effective date of March 21, 2019 and is subject to certain restrictive covenants as set forth therein and by deed restrictions (if any), on file with Montgomery County, Texas. This surveyor has not abstracted the subject property.
 - The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.
 - TOP OF FORM ELEVATION based on a top of pavement elevation of 100.00' (assumed).

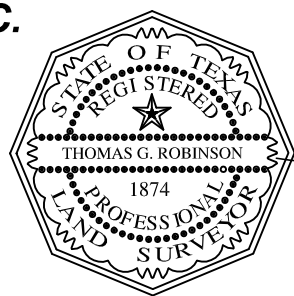
SURVEY FOR: VANGUARD BUILDERS, INC.

BEING: LOT 1415 of ROYAL FOREST SUBDIVISION, SECTION TWO, an unrecorded subdivision in Montgomery County, Texas, said Lot 1415 being more particularly described by metes and bounds description attached hereto and made a part hereof.

Scale: 1" = 30'

I, Thomas G. Robinson, certify that this survey was performed on the ground under my supervision on December 5, 2019, that there were no encroachments except as shown and that this survey conforms to T.S.P.S. Standards for a Category 1A, Condition III Survey; This certifies only to easements and building lines shown on title commitment GF#19-408975-WW, of First National Title Insurance Company dated March 21, 2019.

ROBINSON SURVEYING, INC.
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SPRING, TEXAS 77391-1925
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robinsonsurveyinginc@gmail.com



Thomas G. Robinson
THOMAS G. ROBINSON, R.P.L.S. #1874