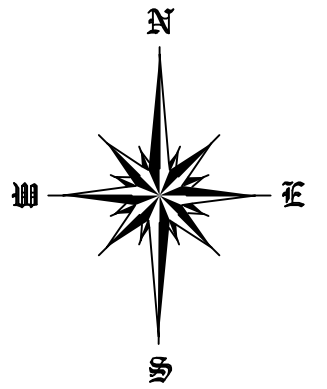


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	170.93'	118.72'	S 76°50'44" E	163°13'48"

0' 100' 200' 300'



LOT 54

RANCH TOP COURT
(60' PVT. R.O.W.)

PERFECTION RANCH SUBD.
CAB. Z, SHEET 35, M.C.M.R.

LOT 57

WILLIAM RANKIN SURVEY
ABSTRACT No. 30

BOUNDARY & IMPROVEMENT
SURVEY
FOR: MALONEY SERVICES
RANCH TOP COURT
MONTGOMERY, TEXAS

BEING LOT 56 OF PERFECTION RANCH, A RE-PLAT OF
TEXAS PERFECTION RANCH SUBDIVISION, AS RECORDED IN
CABINET Z, SHEET 35 (FORMERLY CABINET P, SHEET 42),
REPLATTED IN CABINET Z, SHEET 568 OF THE MAP
RECORDS OF MONTGOMERY COUNTY, TEXAS.

Record data as shown hereon was fully relied upon and
taken from a Commitment for Title Insurance issued by
the following qualified provider:
Stewart Title Guaranty Co.
G.F. No. 1719899
Effective date: 01/11/2017

The Subject Tract(s) as shown hereon may be subject to the
following restrictive covenants of record:
Those as per Cab. Z, Sheet 568, M.C.M.R. and applicable
restrictions listed in Items 1 & 10 of SCHEDULE B of said Title
Commitment.

1. Pipeline R.O.W. to S.F.P.L.C. per Vol. 709, Pg. 888 & Vol. 711, Pg. 531, M.C.D.R. & per C.F. #9887120, R.P.R.M.C.T. (pipeline easement as shown per located pipeline markers).
2. Esmt. to D.P.W.S.C. per C.F. #8308905, R.P.R.M.C.T.
3. Esmt. to D.P.W.S.C. per C.F. #2000-053025, R.P.R.M.C.T.
4. Esmt. & R.O.W. to M.S.E.C. Inc. per C.F. #2001-110386 & 2001-110389, R.P.R.M.C.T.
5. Utility and easement restrictions per C.F. #2005-130297, R.P.R.M.C.T.
6. There exists a 5'x20' aerial easement adjacent to all utility easements shown thereon.
7. There exists a 16' U.E. located 21' from and parallel to the private drive centerline and extending onto subject lot.

-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.

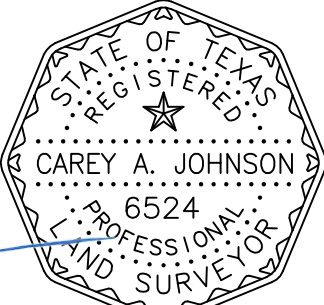
-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

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 0350 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: 01/25/17 VL



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LOT 55

LOT 56
18.844 Ac.

Called 57.128 Ac.
TRACT 1
Phillip G. McDaniel Jr. & Cynthia McDaniel
C.F. #2001-109937, R.P.R.M.C.T.

Residual called 40.5 Ac.
Henry Neal Estate
Vol. 98, Pg. 134, M.C.D.R.

Called 18.920 Ac.
Stephen Hersey & Mary Hersey
C.F. #9898467, R.P.R.M.C.T.

Called 18.35 Ac.
Sidney E. Kuehn & Mary E. Kuehn
Billy R. Kuehn & Mary J. Kuehn
C.F. #8944823, R.P.R.M.C.T.

Called 14.854 Ac.
TRACT 37D
Robert Scott Knee & Shirley B. knee
C.F. #99068517, R.P.R.M.C.T.

LEGEND

- 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
- E.E. = electrical easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records

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. M413-02
Key Map 122X
DRAWING DATE: 01/26/17
REVISED:
DRAWN BY: CDF

