



IMPROVEMENTS DETAIL
SCALE: 1" = 20'

BOUNDARY & IMPROVEMENT SURVEY
FOR: ROBERT C. DOSE AND BETH ANNE DOSE
MONTGOMERY, TEXAS 77356

Being all of Lot 28, Lot 29 and Lot 30 of Rolling Oaks Subdivision, situated in the Asa Yeaman Survey, Abstract No. 63 according to the map or plat thereof recorded in Volume 391, page 618 of the Deed Records of Grimes 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:
Old Republic National Title Insurance Company
S.E. No. 1504159
Effective date: August 27, 2015

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
- Vol. 386, Pg. 989, Vol. 629, Pg. 778, Vol. 745, Pg. 133, C.F. No. 9438294 Real Property Records of Montgomery County, Texas, Vol. 391, Pg. 618, Vol. 392, Pg. 204, Vol. 1149, Pg. 56 Real Property Records of Grimes County, Texas, and Vol. 1507, Pg. 110 Real Property Records of Grimes County, Texas.

- General Notes:
- 1) The surveyor has not abstracted the subject property.
 - 2) The surveyor has relied on Old Republic National Title Insurance Company G.F. No. 1504159 for all matters of records.
 - 3) Building lines, easements, deed restrictions and other matters may affect the subject property.
 - 4) The basis for bearings for this survey are based on the recorded plat of Rolling Oaks Subdivision.
 - 5) Controlling monuments for this survey are a 3/8" iron rod found marking the common north corner of Lot 30 and Lot 31, through a 3/8" iron rod found marking the common south corner of Lot 30 and Lot 31.
 - 6) Property may be subject to utility easement granted to Mid-South Electric Cooperative per Vol. 841, Pg. 278 G.C.D.R.

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 48185C 0400 C, effective 04/03/12.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: October 1, 2015 VL

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

- wm = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- ohe = overhead electric
- pp = power pole
- eco = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- G.C.D.R. = Grimes County Deed Records

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

PROJECT NO. D153-01	Key Map 1202	DRAWING DATE: 10/9/2015
REVISED:		
DRAWN BY: MJW		

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	42.44'	42.43'	N 08°53'59" E	4°51'49"
C2	500.00'	22.07'	22.07'	N 05°11'19" E	12°31'43"