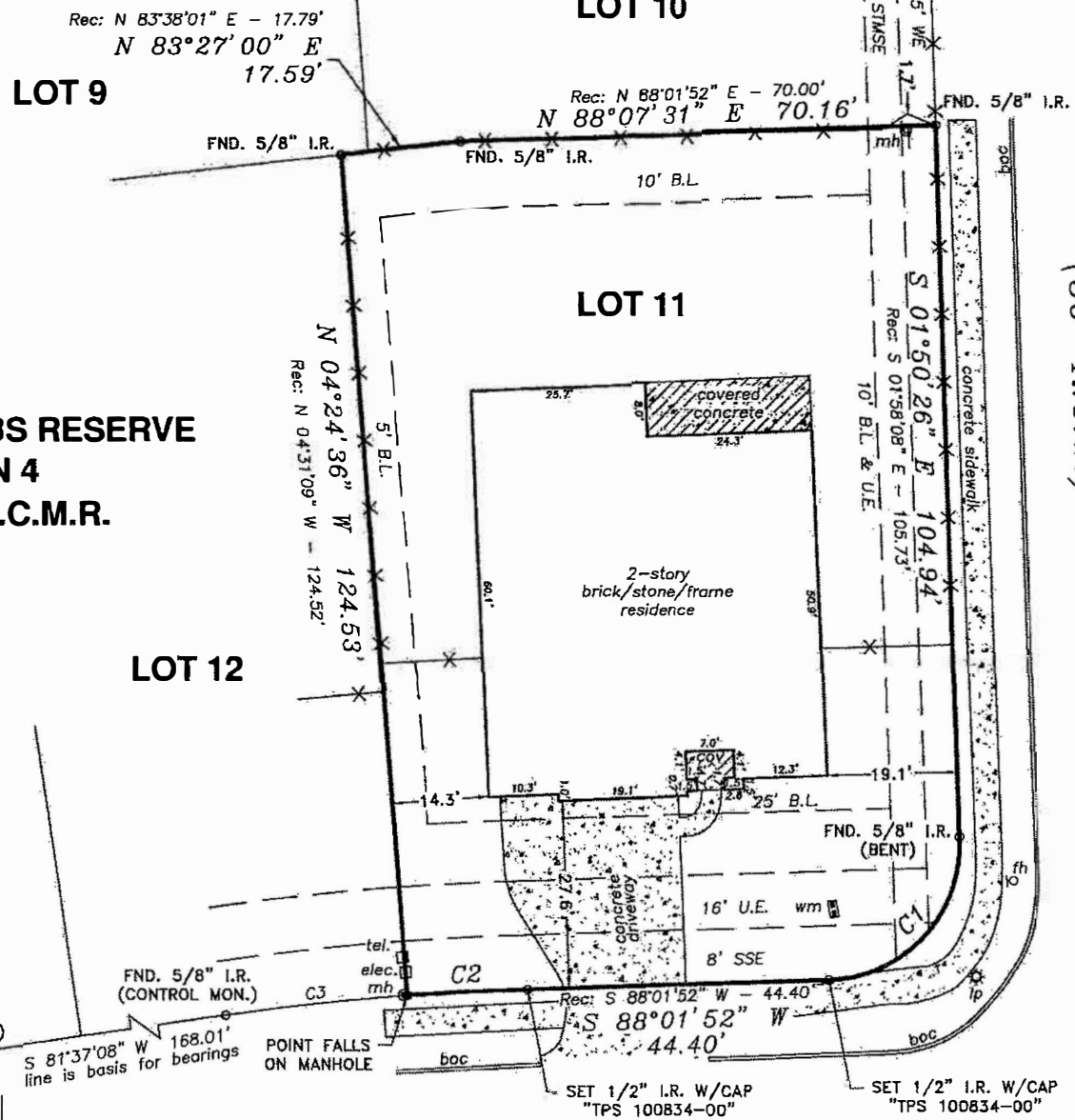


**FINAL PLAT
HOLLY TERRACE AT JACOBS RESERVE
BLOCK 3, SECTION 4
CAB. Z, SHEET 2700, M.C.M.R.**

LEGEND

— x —	wood fence
lp	= light pole
fh	= fire hydrant
STMSE	= storm sewer easement
SSE	= sanitary sewer easement
WE	= water easement
wm	= water meter
mh	= manhole
cbl	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
boc	= back or curb
rec.	= record call
B.L.	= building line
U.E.	= utility easement
D.E.	= drainage easement
A.E.	= aerial easement
M.C.D.R.	= Montgomery County Deed Records
M.C.M.R.	= Montgomery County Map Records



**BOUNDARY & IMPROVEMENT
SURVEY
FOR: STEVEN J. FRANK & TANYA FRANK
1538 JUDSON OAK DRIVE
CONROE, TEXAS 77384**

Being all of Lot 11, Block 3, of the Final Plat of Holly Terrace At Jacobs Reserve, Section 4, situated in the Charles E. Dugat Survey, Abstract No. 170, according to the map or plat thereof recorded in Cabinet Z, Sheet 2700, 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:
Chicago Title Insurance Company
G.F. No. CTH-CO-CTT16675014HB
Effective date: January 12, 2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
- Those as per Item 1, of Schedule B, of said Title Commitment.

General Notes:

- 1) The surveyor has not abstracted the subject property.
- 2) The surveyor has relied on Chicago Title Insurance Company GF No. CTH-CO-CTT16675014HB for all matters of record.
- 3) The basis of bearings for this survey are based on the recorded plat of the Final Plat of Holly Terrace At Jacobs Reserve, Section 4.
- 4) Property is not subject to Pipeline Right-of-Way to Texas Interstate Gas Company per Vol. 590, Pg. 920, M.C.D.R.
- 5) Property is not subject to Pipeline Right-of-Way to Capano Pipeline/Upper Gulf Coast, L.P. per C.F. No. 9719841, R.P.R.M.C.T.

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: February 8, 2017 KH

★
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. 100834-00

PROJECT NO. C281-149	DRAWING DATE: 2/9/2017
	REVISED:
	DRAWN BY: MJW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.85'	28.59'	S 42°17'39" W	91°14'33"
C2	375.00'	17.81'	17.81'	S 87°05'55" W	2°43'16"
C3	375.00'	26.96'	26.95'	S 83°40'43" W	4°07'09"

**JUDSON OAK DRIVE
(50' R.O.W.)**

*Steven Frank 2/24/17
Tanya Frank 2/24/17*

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

