



SYMBOL LEGEND

- P - Overhead Power Line
- C - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- [Symbol] - Fire Hydrant
- [Symbol] - Power Pole
- [Symbol] - Telephone Pedestal
- [Symbol] - Water Valve
- [Symbol] - Water Meter
- [Symbol] - Set Iron Rod w/TPS Cap
- [Symbol] - Fnd Iron Rod

**JAMES J. FOSTER SURVEY
ABSTRACT No. 204**

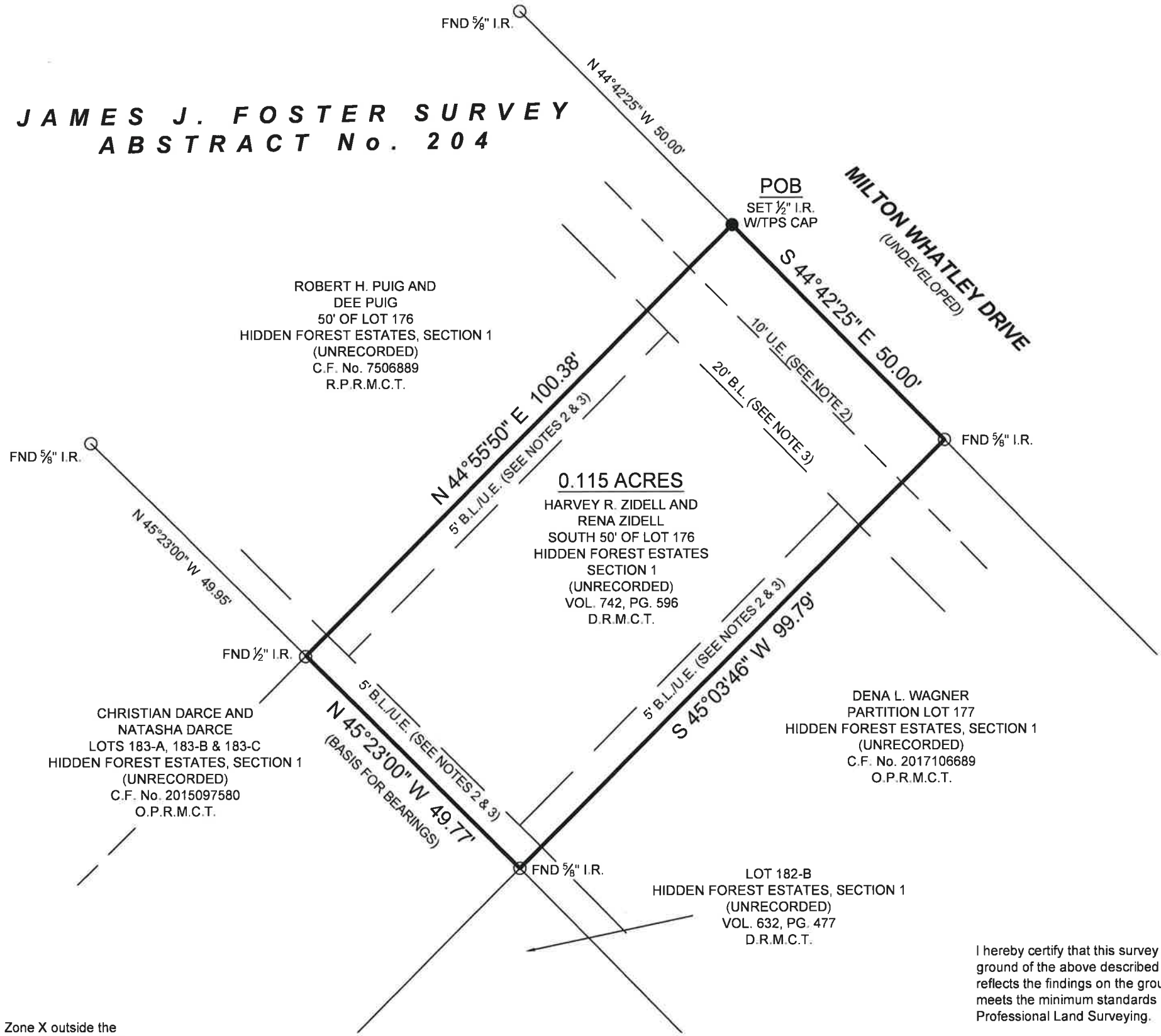
ROBERT H. PUIG AND
DEE PUIG
50' OF LOT 176
HIDDEN FOREST ESTATES, SECTION 1
(UNRECORDED)
C.F. No. 7506889
R.P.R.M.C.T.

0.115 ACRES
HARVEY R. ZIDELL AND
RENA ZIDELL
SOUTH 50' OF LOT 176
HIDDEN FOREST ESTATES
SECTION 1
(UNRECORDED)
VOL. 742, PG. 596
D.R.M.C.T.

CHRISTIAN DARCE AND
NATASHA DARCE
LOTS 183-A, 183-B & 183-C
HIDDEN FOREST ESTATES, SECTION 1
(UNRECORDED)
C.F. No. 2015097580
O.P.R.M.C.T.

DENA L. WAGNER
PARTITION LOT 177
HIDDEN FOREST ESTATES, SECTION 1
(UNRECORDED)
C.F. No. 2017106689
O.P.R.M.C.T.

LOT 182-B
HIDDEN FOREST ESTATES, SECTION 1
(UNRECORDED)
VOL. 632, PG. 477
D.R.M.C.T.



Surveyor has relied on information provided by:
Title Resources Guaranty Company
G.F. No. 3016921-01096
Effective date: March 9, 2021

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) 10' Utility easement, per Vol. 632, Pg. 472, D.R.M.C.T. (Does affect / shown hereon)
- 3) 20' Building line along front & 5' Building line along side and rear, per Vol. 632, Pg. 472, D.R.M.C.T. (Does affect / shown hereon)

BOUNDARY SURVEY

BEING a 0.115 acre tract situated in the James J. Foster Survey, Abstract Number. 204, Montgomery County, Texas, being all of that same tract described as being the South 50 feet of Lot 176, Hidden Forest Estates, Section 1 (unrecorded subdivision), in instrument to Harvey R. Zidell and Rena Zidell, recorded in Volume 742, Page 596 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.115 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0200G having an effective date of 8/18/2014.

Job No.: F258-01
Scale: 1"=20'
Date: 4/8/2021
Drawn By: TK
Field Crew: VL
Revised:

Purchaser GrabaEquity Corporation
Address Milton Whatley Drive, Montgomery, TX 77356
Lot , Block , Section
Survey James J. Foster, A 204
Area 0.115 Acres
Subdivision Hidden Forest Estates (unrecorded)
Cabinet , Sheet , Records
Montgomery County, Texas

Basis of Bearings Based on the monumented northerly line of the Darce tract.

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

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00