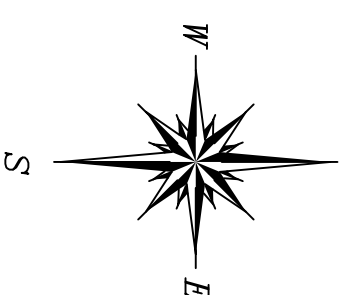


**JOSE MARIA DE LA GARZA SURVEY  
ABSTRACT NO. 15**

BOUNDARY & IMPROVEMENT  
SURVEY

FOR PHILLIP MONTANDON

12402ROYAL LAKE DRIVE  
CONROE, TEXAS 77303



BEING a 0.482 acre tract of land situated in the Jose Maria De La Garza Survey, Abstract Number 15, Montgomery County, Texas and being comprised of those two tracts of land being more commonly known as Lots 77C and 78A of Royal Forest, an unrecorded subdivision same tracts of land being those as recorded under County Clerks File No. 2004-091777 of the Official Public Records of Real Property of Montgomery County, Texas and being more fully described by metes and bounds as attached.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:

None  
G.F. No.  
Effective date:

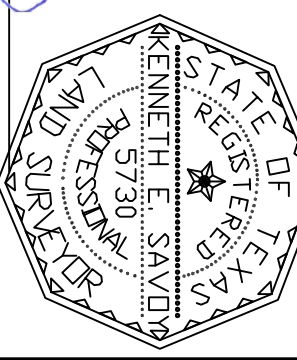
The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record:

This survey was performed without the benefit of a Title Report and therefore maybe subject to building lines, easements and other restrictions of record.

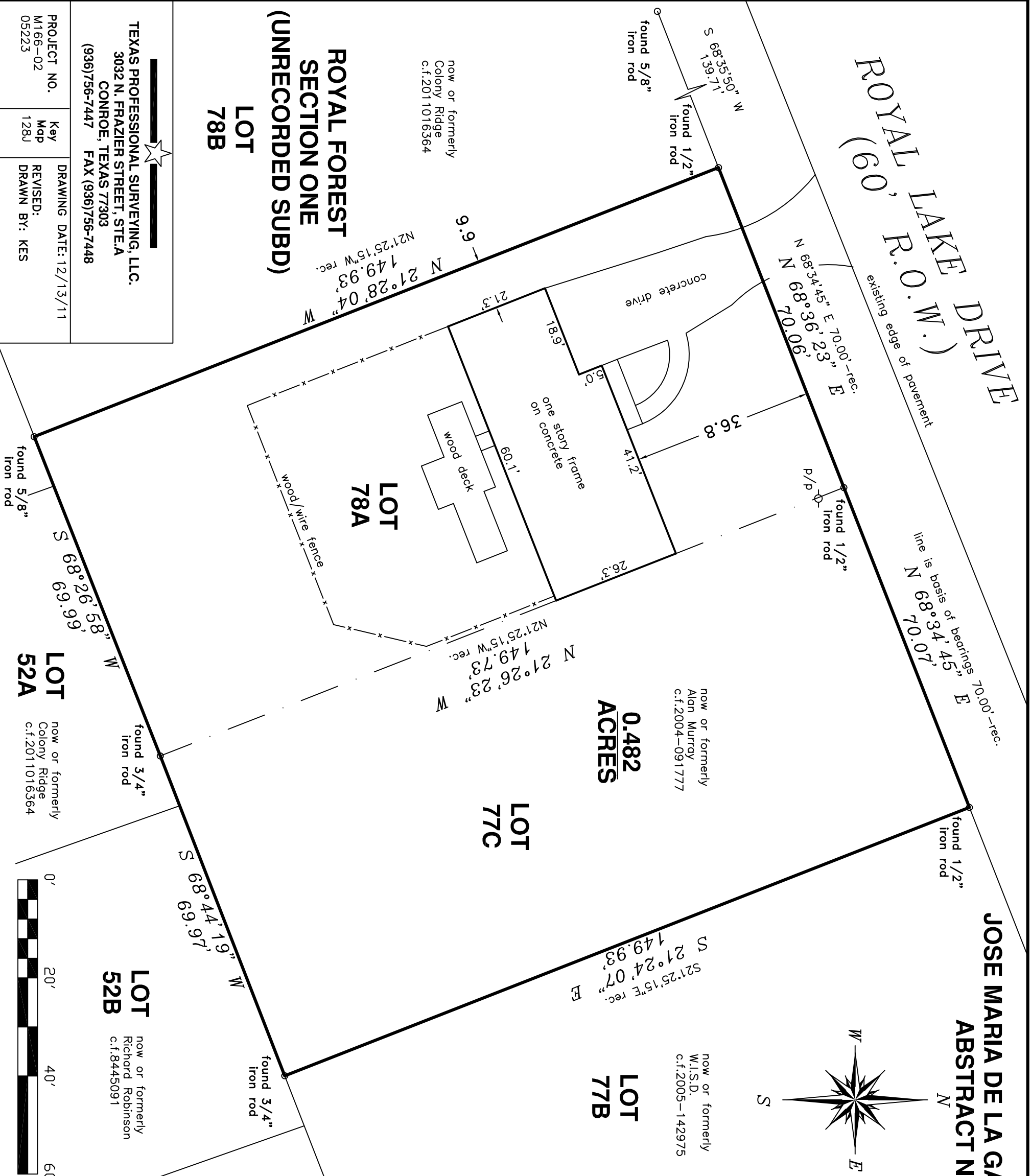
Tract shown hereon is located in ZONE X, areas outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0245 F effective 12/19/96.

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: 12 December 2011



*Kenneth E. Savoy*  
Registered Professional Land Surveyor No. 5730



**ROYAL FOREST  
SECTION ONE  
(UNRECORDED SUBD)**

**LOT  
78B**

now or formerly  
Colony Ridge  
c.f. 2011016364

now or formerly  
Alan Murray  
c.f. 2004-091777

**0.482  
ACRES**

**LOT  
77C**

now or formerly  
W.I.S.D.  
c.f. 2005-142975

**LOT  
77B**

TEXAS PROFESSIONAL SURVEYING, LLC.  
3032 N. FRAZIER STREET, STE. A  
CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448

PROJECT NO.  
M166-02  
05223

Key  
Map  
128U

DRAWING DATE: 12/13/11  
REVISED:  
DRAWN BY: KES

