

Line Table		
Line #	Bearing	Distance
L1	N08° 36' 38"E	18.00
L2	S08° 03' 32"W	39.67
L3	S09° 16' 29"W	25.05
L4	N06° 46' 43"E	25.27



Parts of Lots 202 & 203
Gomella Baker
C.C.F.N. 2006-093928 M.C.R.P.R.

0.350 Acre
Parts of Lots 201,
202 & 203
Lloyd Rigby Owen Jr.
C.C.F.N. 2010-111583
M.C.R.P.R.

Parts of Lots 200 & 201
Stanton H. Dorsett
C.C.F.N. 2013-044942 M.C.R.P.R.

LEGEND
C.C.F.N. = County Clerk's File Number
F/L = Flow Line
Fnd. = Found
I.R. = Iron Rod
M.C.M.R. = Montgomery County Map Record
M.C.R.P.R. = Montgomery County Real Property Records
RCP = Reinforced Concrete Pipe
T/R = Top of Rim
Cab. = Cabinet
Sh. = Sheet
HDPE = High Density Polyethylene pipe

Notes:

- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- 2) All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
- 3) This survey was done without the benefit of a Title Report that would reflect any Easements, Building lines, or other Restrictions.
- 4) Surveyor has not abstracted this tract of land for Ownership, Easements, Restrictions, etc.
- 5) This plat of survey has been performed with reliance upon title examination and abstracting performed by First American Title Guaranty Company under GF No. 2515682-H043 with effective date of June 3, 2020. This surveyor has not abstracted the subject property.
- 6) The finished floor of the proposed dwelling is to be at a minimum of 12" above the crown of the road.

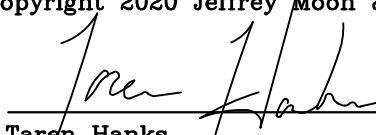
LAND SURVEY

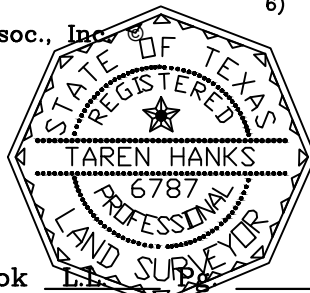
0.350 ACRE OF LAND, BEING LOTS 201B, 202A, & 203A, RIVER PLANTATION SECTION 1 IN THE C.B. STEWART SURVEY, A-496 MONTGOMERY COUNTY, TEXAS REF: Cab 6, Sht 29 MAP RECORDS
Scale: 1" = 30' Date: July 22, 2020(Revision)
Address: 592 Macon Court, Conroe, Texas 77302

To First American Title Guaranty Company,
SCJ Installing Solutions Exclusively,

I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.

All rights reserved Copyright 2020 Jeffrey Moon & Assoc., Inc.


Taren Hanks
Registered Professional
Land Surveyor No. 4639



Revised:

October 7, 2020 to add contours and additional improvements.

January 27, 2021 Title Commitment