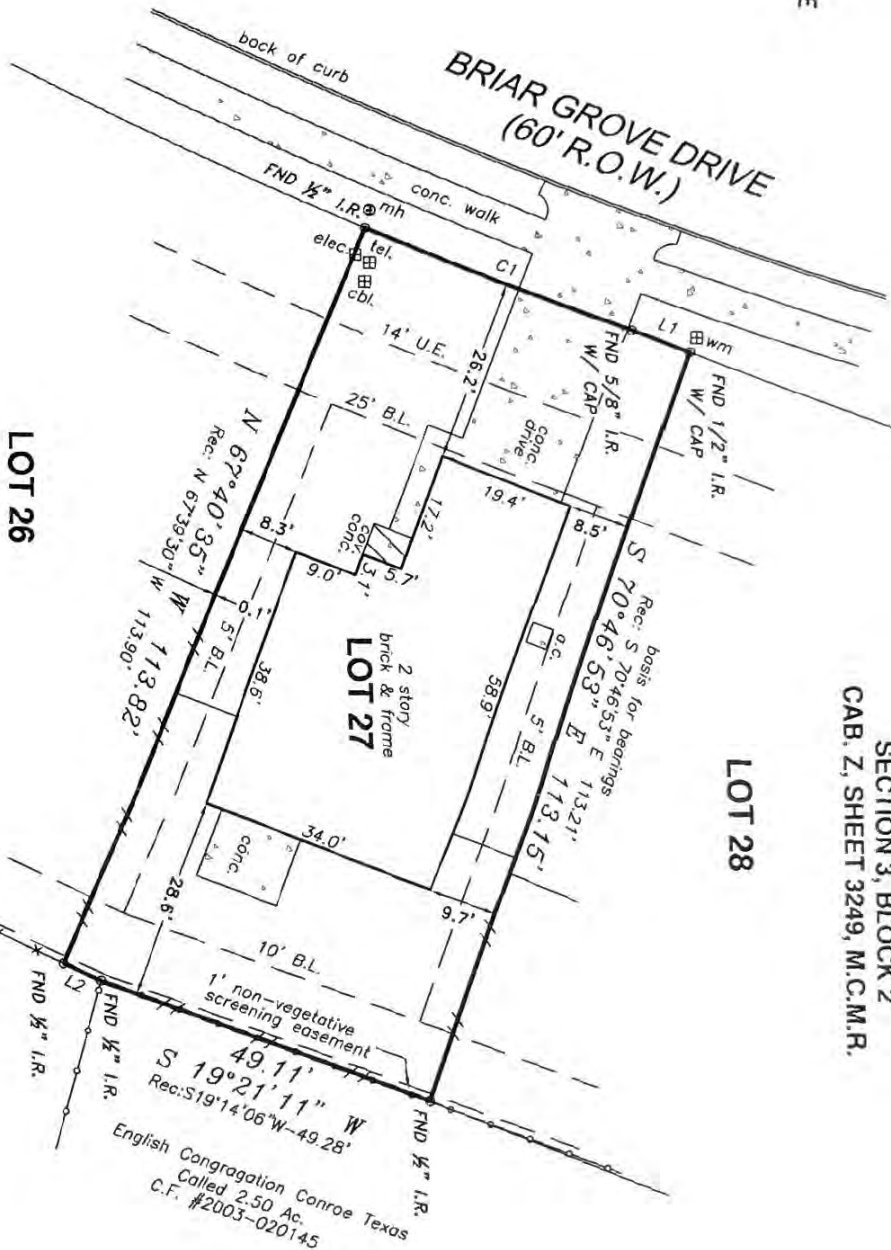


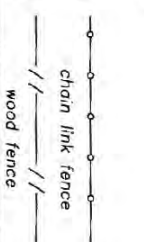


**BRIAR GROVE
SECTION 3, BLOCK 2
CAB. Z, SHEET 3249, M.C.M.R.**



LEGEND

- WM = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- hbc = back of curb
- BL = 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



LINE	BEARING	DISTANCE
L1	N 20°34'28" E	8.69
L2	S 24°52'49" W	5.77
CURVE	RADIUS	ARC LENGTH
C1	730.00'	40.01'
		CHORD LENGTH
		40.00'
		CHORD BEARING
		N 20°37'24" E
		DELTA ANGLE
		3°08'25"

TEXAS PROFESSIONAL SURVEYING, L.L.C.
 3032 N. FLAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 FAX (936)756-7448
 WWW.SURVEYINGTEXAS.COM
 HPK REGISTRATION No. 100834-00

PROJECT NO. 5173-433
 Key Map 136P
 DRAWING DATE: 12/21/16
 REVISED: 11/30/17 Final
 DRAWN BY: CDF, DED

FINAL
 SURVEY
 FOR: YVETTE CANTRELL and BRUCE CANTRELL
 1333 BRIAR GROVE DRIVE
 CONROE, TEXAS 77301

BEING Lot 27, Block Two of Briar Grove, Section Three, according to the map or plat thereof recorded in Cabinet Z, Sheet 3249 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:
 Old Republic National Title Ins. Co.
 G.F. No. 1701675
 Effective date: 11/14/2017

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

- Cab. Z, Sheet 3249, M.C.M.R., C.F. No(s) 2005-125173, 2009-024120, 2010-013060, 2010-018265, 2012-027035, 2012-027036, 2012-027037, 2012-027038, 2015042947, 2015-042948, 2015-109491, O.P.R.M.C.T.
- 1) Building line restrictions per C.F. #2005-125173 & 2015-042948.
- 25' B.L. and 14' U.E. along front lot line.
- 10' B.L. and 1' non-vegetative screening esmt. along rear lot line.
- 5' B.L. along side lot lines.
- 2) Subject to terms of Groundwater Rights Warranty Deed recorded under C.F.# 2014-086472, R.P.R.M.C.T.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
 -Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.
 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 0385 G, effective 08/18/14.
 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: 12/20/16 KH
 Date of Form: 01/04/17 KH
 Date of Final: 11/28/17 VL



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524