

- GENERAL NOTES
1. ALL BEARINGS, DISTANCES, BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT OR DEED UNLESS OTHERWISE SHOWN.
 2. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT TRANSACTIONS OR OWNERS
 3. BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
 4. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
 5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY.
 6. BOUNDARY BASED ON BEST OF EVIDENCE FOUND AT THE TIME OF THIS SURVEY.
 7. BOUNDARY IS BEST INTERPRETATION OF DOCUMENTS BY SURVEYOR.

METES AND BOUNDS

BEING A 270,000 SQ FT OR 0.62AC ALSO KNOWN AS LOT 7 BLOCK A IN LAKE CREEK FALLS, AN UNRECORDED SUBDIVISION DESCRIBED BY METES AND BOUNDS IN M.C.C.F.N. 2014083197

COMENCING AT A 5/8" IRON ROD FOUND AT THE SOUTH EAST CORNER OF BLOCK "A" IN SAID UNRECORDED SUBDIVISION IN THE NORTH LINE OF OLD CONROE RD A 60.0' WIDE RIGHT OF WAY FORM WICH A 1/2" IRON ROD FOUND IN THE BASE OF A PINE TREE BEARS S 58°05' E 0.4'

THENCE S 47°10'00" W A DISTANCE OF 377.16' TO A 3/4" IRON ROD ON THE EAST LINE OF PARK AVE 60.00' WIDE RIGHT OF WAY FOR THE SOUTHWEST CORNER OF SAID BLOCK "A"

THENCE N 01°27'00" E WITH THE EAST LINE OF SAID ROADWAY A DISTANCE OF 863.3' TO A 3/4" IRON ROD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED

THENCE CONTINUING N 01°27'00" E WITH THE EAST LINE OF SAID ROADWAY A DISTANCE OF 100.00 TO A 3/4" IRON PIPE FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE S 88°33'00" E A DISTANCE OF 270.00' TO A 3/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE S 01°27'00" W A DISTANCE OF 100.00' TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE N 88°33'00 W A DISTANCE OF 270.00' TO THE POINT OF BEGINNING

LEGEND

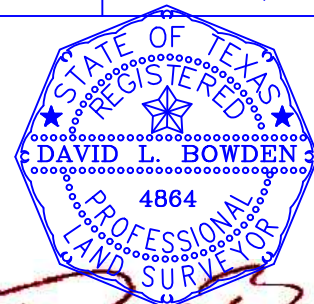
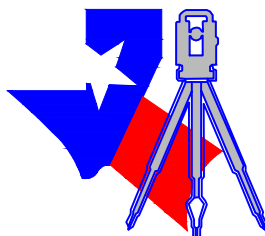
- BOUNDARY LINE
- BUILDING
- EASEMENT
- ADJOINING TRACT
- BUILDING SET BACK
- IRON ROD

LOT(S): 7	BLOCK: A	SUBDIVISION: LAKE CREEK FALLS		
RECORDATION: M.C.C.F.N. 2014083197	COUNTY: MONTGOMERY	STATE: TEXAS	SURVEY: BOUNDARY	
ADDRESS: 0 PARK AVE		CITY: CONROE 77384	EFFECTIVE DATE: N/A	
PREPARED FOR: ERIC BREELAND		TITLE COMPANY: N/A	GF. No. N/A	

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) REPRESENTS THE FACTS FOUND AT THIS TIME.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER F.I.R.M. MAP No. 48339C0370G
DATED: 08/18/2014

FIELD WORK	MD	10/11/2021
DRAFTED BY	MD	10/13/2021
JOB No.	MD21-095	
KEY MAP No.		



David L. Bowden TX. R.P.L.S. No. 4864

Bowden Survey

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