



LOT 37, BLK 2
6.60 ACRES
287512.07 SQ. FT.

LINE	BEARING	DISTANCE
L1	N 69°08'02" W	50.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	108.76'	100.58'	N 40°06'22" W	77°53'48"

NOTES:
 THERE EXIST A UTILITY EASEMENT AS RECORDED IN M.C.C.F. 2003112147, 2012111967 & 2016079667
 10' ALONG THE UNDERGROUND SURVEY LINES (NOT PLOTTABLE/NO DESCRIPTION)
 SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS
 ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
 BEARINGS BASED ON RECORDED PLAT/DEED OF TIMBER LINE ESTATES, SECTION 4 (CAB Z, SHT 91 M.R.M.C.)
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS
 THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO
 ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

LOT: LOT 37	BLOCK: 02	SECTION: 04	SUBDIVISION: TIMBER LINE ESTATES	This lot DOES NOT appear to lie in the 100 year flood plain and appears to be in ZONE(s) "X", as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48339C0275G dated 08/18/2014.
RECORDATION: CAB Z, SHT 91 M.R.M.C.	COUNTY: MONTGOMERY	ST: TX	ABSTRACT: G. McREA, A-371	
RECORD OWNER: AUSTIN & ALANA BARBRE	TITLE COMPANY: CHICAGO TITLE			
PURCHASER: BLAKE DYKES & KASIE WARREN	LENDER: UNION HOME MORTGAGE CORP			
ADDRESS: 12907 ELROD STREET CONROE, TX 77303				JOB #: 2111234

FIELD WORK:
TG

DRAFTED BY:
DK, JR
12/07/2021

CHECKED BY:
DK, SR

G.F. NUMBER:
CTT21752038KS

STATE OF TEXAS REGISTERED SURVEYOR
DAVID E. KING
 4503
 PROFESSIONAL LAND SURVEYOR

FIRM NO.
10152100

I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

KLSS
KING'S LAND SURVEYING SOLUTIONS, LLC
 Professional Land Surveyors
 315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8003

DATE: 12/07/2021

LEGEND

These standard symbols will be found in the drawing.

FOUND MONUMENT	○	COVERED AREA	
SET MONUMENT	●	CONCRETE	
AC PAD	■	ASPHALT	
LIGHT POLE	⊙	HOG WIRE FENCE	
POOL PUMP	⊗	EASEMENT LINE	
PROPANE TANK	⊕		
SEPTIC PUMP	⊖		
SEPTIC TANK	⊗		
TELE PEDESTAL	⊕		
WATER METER	⊖		
UTILITY	⊗		
TRANSFORMER	⊕		