

PROPERTY ADDRESS  
11785 Robin Lane  
Conroe, Texas, 77303

# 2.892 ACRES

(M.C.C.F. No. 9896083)

**NOTES:**

1. Restrictive Covenants as show in Volume 5, Page 105 of the Contract Records of Montgomery County, Texas,
2. Subject to certain City of Conroe Zoning Ordinances.
3. No evidence found by this surveyor of visible or apparent easements.
4. CCP = COVERED CONCRETE PORCH / PATIO
5. C.W. = CONCRETE WALK
6. BLDG. = BUILDING
7. 1-S-B-& F= One Story Brick & Frame House



Scale: 1" = 60'

SURVEY FOR: CARLOS GUEVARA and  
DENISE ANNE GUEVARA

BEING: 2.892 ACRES OF LAND, CONSISTING OF TRACT 3 (1.157 AC.) AND TRACT 4 (1.157 AC.) AND THE WEST 1/2 OF TRACT 5 (0.578 AC.) situated in the W.P. Outlaw Survey, A-754, in Montgomery County, Texas, and being more fully described by metes and bounds included with this survey.

*Denise Guevara* 4-15-14  
4-15-14

**ROBINSON SURVEYING, INC.**

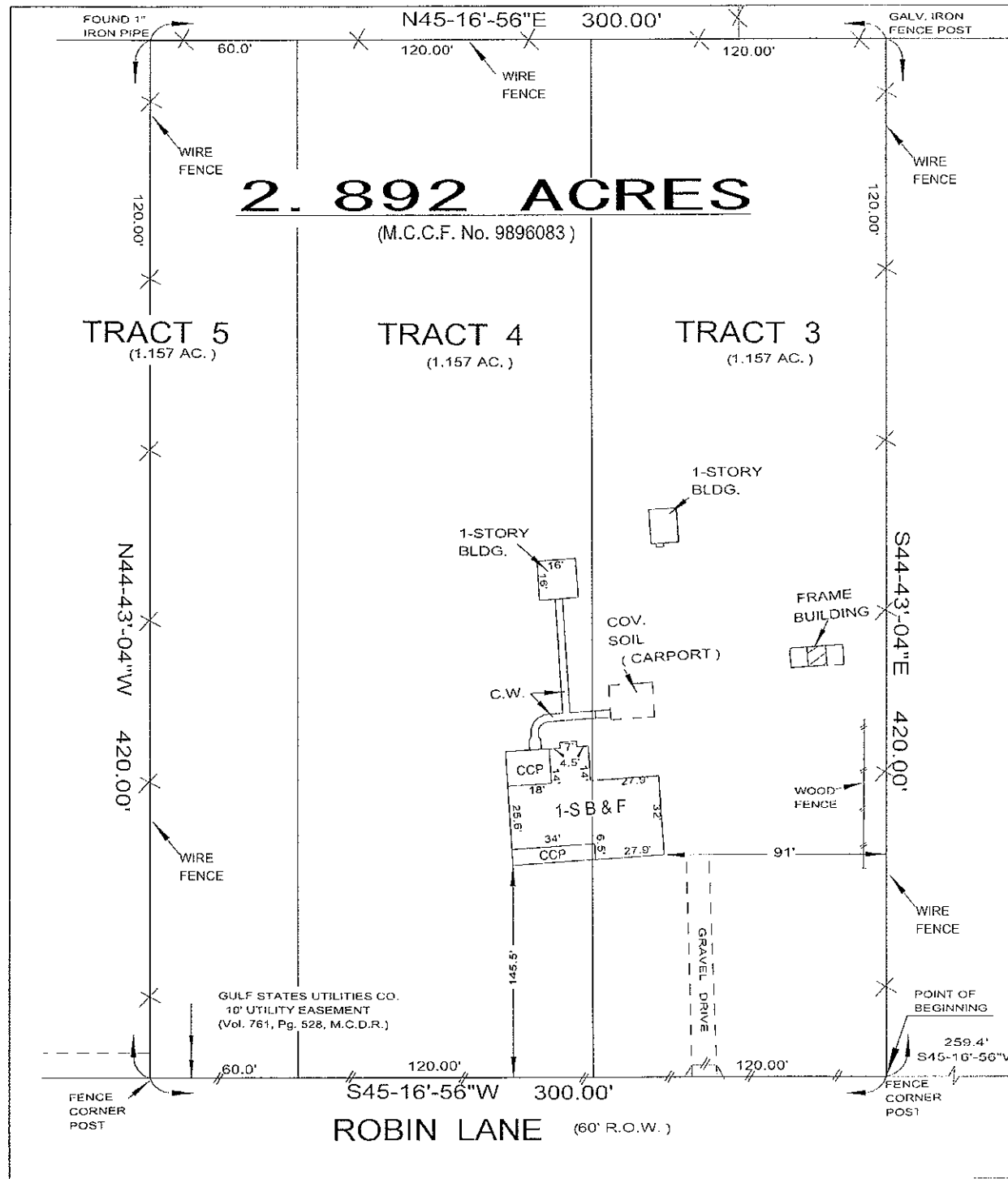
P.O. BOX 11925  
SPRING, TEXAS 77391-1925  
PHONE (936) 447-6007



I, Thomas G. Robinson, certify that this survey was performed under my supervision on March 31, 2014; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines shown on Commitment GF#MC1423074 of Southland Title Company dated March 9, 2014.

*Thomas G. Robinson*  
Thomas G. Robinson, R.P.L.S. #1874

JOB#ROBIN



# ROBINSON SURVEYING, INC.

P.O. BOX 11925  
SPRING, TEXAS, 77391-1925  
PHONE (832) 236-8210  
krobinson@consolidated.net

Fieldnotes for a survey of 2.892 acres of land out of the W.P. Outlaw Survey, Abstract No. 754, Montgomery County, Texas, said 2.892 acres being a part of a 114.827 acre tract and being all of Tract 3, all of Tract 4, and the northeast half of Tract 5, said Tracts of record under Montgomery County Clerk's File No. 9896083, said 2.892 acres being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said 114.827 acre tract and said W.P. Outlaw Survey;

THENCE N 45 deg. 20 min. 00 sec. W, 180.01 feet to a point in the northwest line of Robin Lane (60 feet wide);

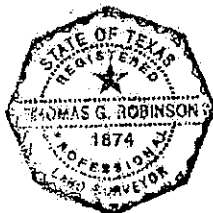
THENCE S 45 deg. 16 min. 56 sec. W, 259.40 feet along said northwest line of Robin Lane to a fence corner post found at the southeast corner of said Tract 3, and also being the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing along said northwest line of Robin Lane, S 45 deg. 16 min. 56 sec. W, 300.00 feet to a fence corner post found in the southeast line of said Tract 5, marking the southwest corner of the herein described tract;

THENCE N 44 deg. 43 min. 04 sec. W, 420.00 feet across said Tract 5 to a one inch iron pipe found in the northwest line of said Tract 5, marking the northwest corner of the herein described tract;

THENCE N 45 deg. 16 min. 56 sec. E, 300.00 feet along the northwest line of Tracts 3, 4, and 5 to a galvanized iron fence post found at the northeast corner of said Tract 3 and the herein described tract;

THENCE S 44 deg. 43 min 04 sec. E, 420.00 feet along the northeast line of said Tract 3 to the POINT OF BEGINNING, and containing 2,892 acres of land.



*Thomas G. Robinson*  
Thomas G. Robinson  
R.P.L.S. No. 1874