



POB
FND MAG NAIL
IN ASPH. ROAD

PORTMAN TERRY ROAD

rec: N 00°21'45" W 73.27'
N 00°46'16" W
73.00'

rec: S 78°34'00" E 214.67'
S 78°37'21" E 214.66'
rec: S 83°00'00" E 55.78'
S 83°04'23" E
55.82'

**BEASLEY PREWETT
SURVEY, A-419**

Fred L. & Loretta Portman
called 2.056 acres
MCAD ID# R49937
(residue of 25 acres
Vol.299 pg. 291 D.R.M.C.T.)

PORTMAN ROAD
asph. road

FND 1/2" I.R.
436.62'

FND 3/8" I.R.
W/ CAP
N 82°58'42" W
61.30'

FND 3/8" I.R.
W/ CAP
30.22'

**BOUNDARY
SURVEY
FOR: JUAN ZAVALA
PORTMAN TERRY ROAD
CONROE, TEXAS 77303**

BEING a 2.824 acre tract of land situated in the Beasley Prewett Survey, Abstract No. 419, Montgomery County, Texas, being all of that certain called 2.828 acre tract described in instrument to 21st Mortgage Corporation, recorded in Clerk's File No. 2016105539 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.824 acre tract being more particularly described by attached metes and bounds.

2.824 ACRES

21st Mortgage Corporation
called 2.828 acres
CF# 2016105539 O.P.R.M.C.T.

Jerry Payne JR &
Jennifer Payne
called 2.966 acres
CF# 9130350 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.

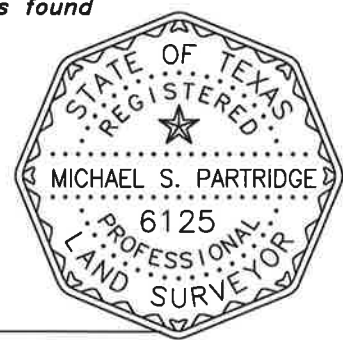
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

Subject property shown hereon is located in Zone AE, and does appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0575 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: 12/07/17 VL



Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125

LEGEND

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = 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

Freddie Louise Defoor Estate
called 5 acres
C.F.# 8614780
R.P.R.M.C.T.

N 02°05'00" W 436.62'
rec: N 01°50'10" W 436.60'
basis for bearings

S 01°02'34" W 463.91'
rec: S 01°04'51" W 434.14'

FND 3/8" I.R.
W/ CAP

N 89°08'42" W 240.58'
rec: N 89°02'48" W 240.71'

Lois L. Studer
called 10.4 acres
C.F.# 9354662 R.P.R.M.C.T.

FND 1/2" I.R.

Jerry Payne Jr. &
Jennifer L. Payne
called 2.97 acres
C.F.# 2010-001339
O.P.R.M.C.T.

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TEXAS PROFESSIONAL SURVEYING, LLC.
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FIRM REGISTRATION No. 100834-00

PROJECT NO. Z27-01	Key Map 221R	DRAWING DATE: 12/08/17 REVISED: DRAWN BY: CF
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