CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	161.64'	61.66'	S 18°47'20" W	17°27'54"

0' 20' 40' 60'

SYMBOL LEGEND
- Wood Fence
- Telephone Pedestal
- Water Meter
- Manhole

LOT 4

LOT 18

LOT 3

LOT 19

LOT 20

FND ½" I.R.

FND ½" I.R. W/CAP

FND ½" I.R. W/CAP

FND ½" I.R. W/CAP

FND ½" I.R. W/CAP

REC: N 34°55'50" E 42.01'

REC: N 19°11'35" E 40.03'

REC: S 67°26'10" E 139.44'

S 67°27'43" E 138.15'

T.O.E.

19' B.L.

B.L./U.E.

A/C

2-STORY BRICK STONE AND FRAME RESIDENCE

CONC DRIVEWAY

CONCRETE DRIVEWAY

STM S.E.

SIDEWALK

BACK OF CURB

CEDAR FOREST DRIVE (60' R.O.W.)

B.O.L./U.E.

N 74°51'24" W 150.11'

REC: N 74°51'24" W 149.98'

(BASIS OF BEARINGS)

HOLLY TERRACE AT JACOBS RESERVE
BLOCK 2, SECTION 1
CAB. Z, SHEET 2037
M.R.M.C.T.

BOUNDARY & IMPROVEMENT SURVEY

Surveyor has relied on information provided by: Stewart Title Guaranty Company
G.F. No. 21-30066
Effective date: April 15, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1) Those as per Item 1, Schedule B, of said Title Commitment.
2) Screening easement over each lot on or along the front, side and rear lot lines on the perimeter of Jacobs Reserve per C.F. No. 2007-075613, O.P.R.M.C.T. (Does not affect)

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at that date and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying

STATE OF TEXAS REGISTERED MICHAEL S. PARTRIDGE 6125 PROFESSIONAL LAND SURVEYOR

Michael S. Partridge
Registered Professional Land Surveyor No. 6125

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0255G using as effective date of 08/18/2014.

Job No: 8249-679
Scale: 1"=20'
Date: 05/07/2021
Drawn By: CR
Field Crew: RH
Revised:

Purchaser: Susan Nethaken
Address: 1013 Cedar Forest Drive, Conroe, TX. 77384
Lot: 19 Block: 2 Section: 1
Survey: Charles E. Dunlap A: 170
Area:
Subdivision: Holly Terrace At Jacobs Reserve
Cabinet: Z Sheet: 2037 Map Records Montgomery County Texas

Basis of Bearings: Based on recorded plat.

TEXAS PROFESSIONAL SURVEYING, LLC
1013 N. FRAZIER STREET · CONROE, TX 77303
PH: (936)756-7417 · FAX: (936)756-9448
www.surveyingtexas.com
FIRM REGISTRATION NO. 10014400