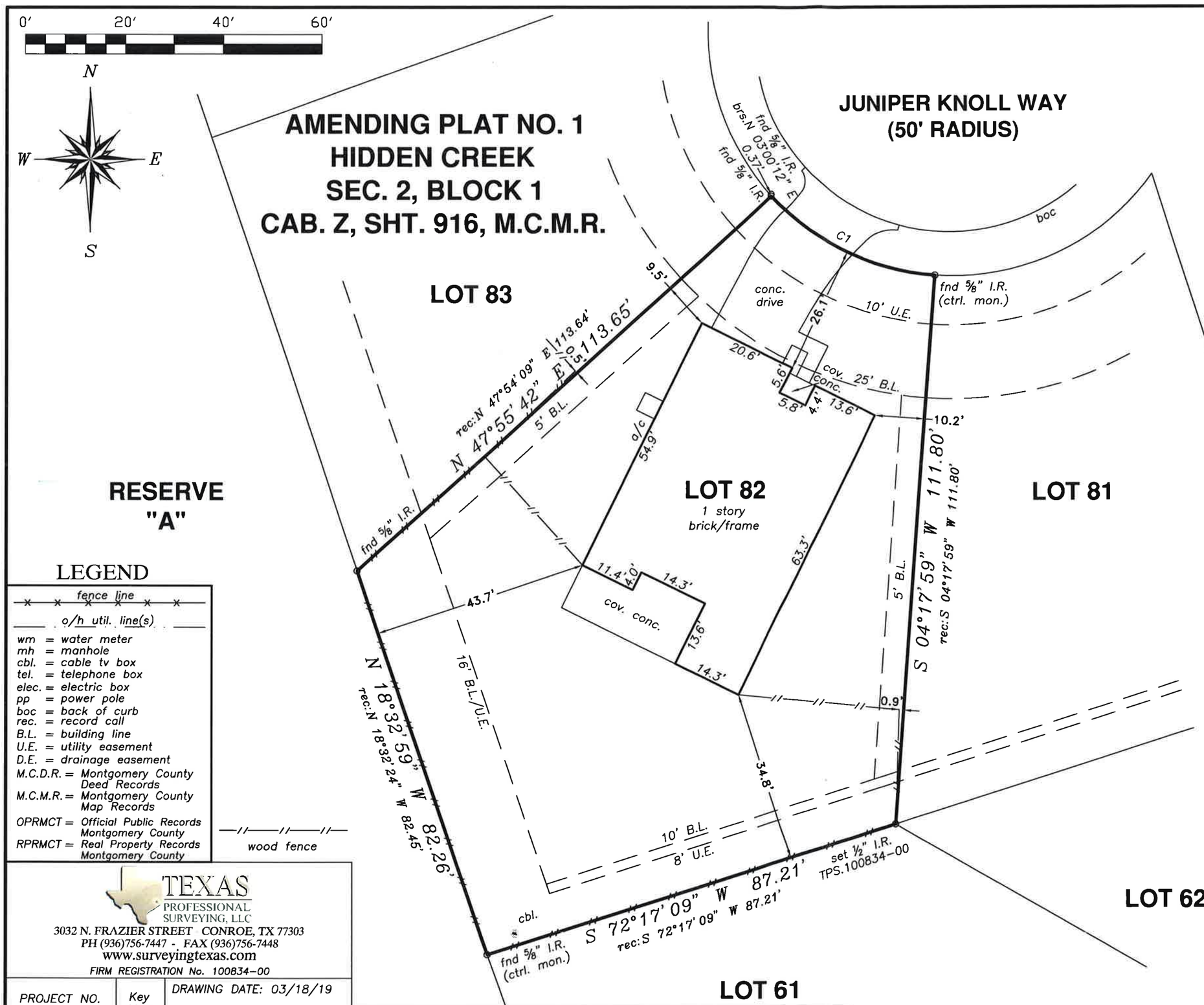

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	37.86'	36.96'	S 64°08'36" E	43°23'09"

LEGEND

fence line
o/h util. line(s)

wm = water meter
mh = manhole
cbl. = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
boc = back of curb
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
M.C.D.R. = Montgomery County Deed Records
M.C.M.R. = Montgomery County Map Records
OPRMCT = Official Public Records Montgomery County
RPRMCT = Real Property Records Montgomery County

wood fence

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 03/18/19
F127-476	188C	REVISED: DRAWN BY: DED

BOUNDARY & IMPROVEMENT SURVEY
FOR: ERIKA GRACE CANTADA
1602 JUNIPER KNOLL WAY
CONROE, TEXAS 77301

Being Lot 82, Block 1, of Hidden Creek, Section 2, Amending Plat No. 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 916, of the Map Records of Montgomery County, Texas.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
First American Title Guaranty Co.
G.F. No. 2384231-H043
Effective date: February 12, 2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Those recorded in Cab. Z, Sht. 916, M.C.M.R. and applicable restrictions listed in Item 10(a) of Schedule B of said Title Commitment.
1) R.O.W. Esmt. as set per C.F. #2007-052733, O.P.R.M.C.T.
2) Unobstructed Esmt. C.F. #2012051636, O.P.R.M.C.T.

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-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 documents.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0385 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 03/15/19 VL

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524