

0' 40' 80' 120'

Scale: 1" = 40'

SYMBOL LEGEND

- VINYL FENCE
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WATER WELL
- POWER POLE
- SEPTIC
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL

RESTRICTED RESERVE B

N 89°36'11" E 217.71'

SET 1/2" I.R.
W/TPS CAP

FND 5/8" I.R.

S 89°38'09" W 217.82'

FND 5/8" I.R.

20' D.E.

N 89°36'11" E 217.71'

HENRY PROSENS SURVEY
ABSTRACT NO. 433

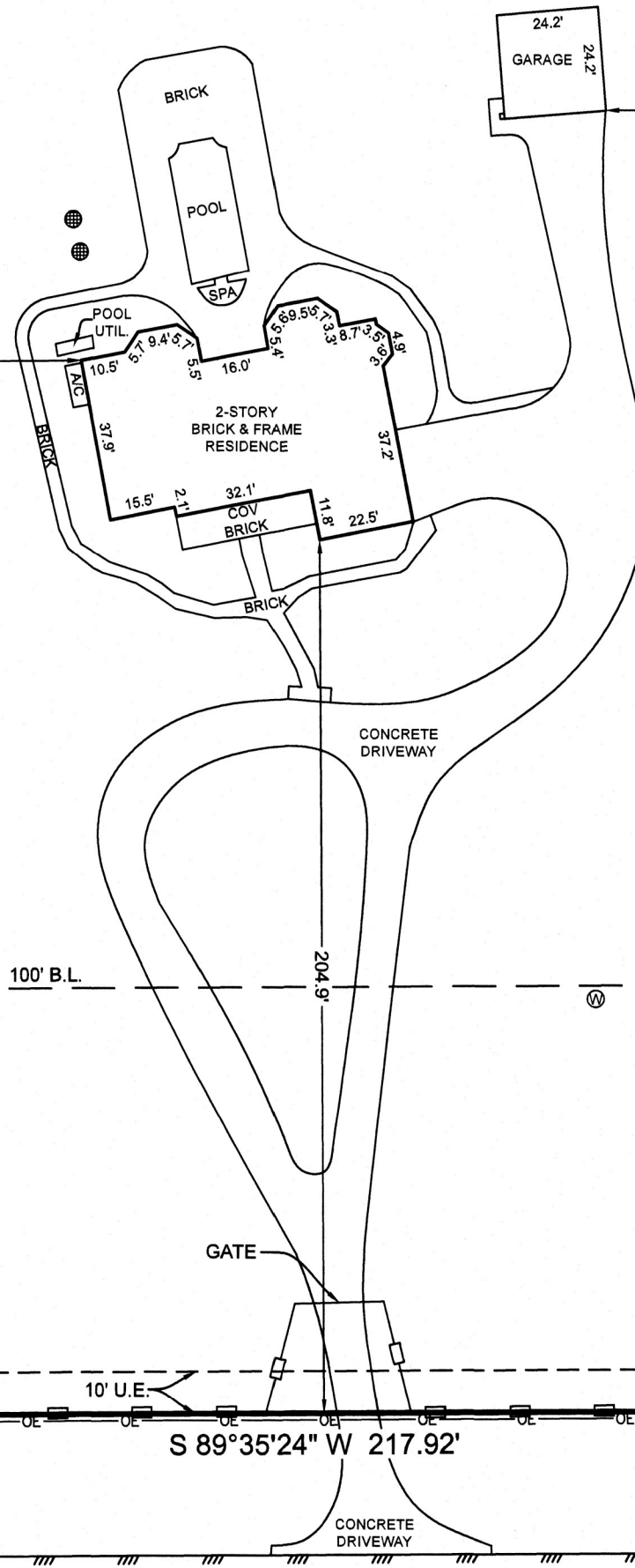
2.878 ACRES

ALEXANDER S. DALGLEISH AND
MARGARET L. DALGLEISH
REMAINDER OF LOT 3
C.F. NO. 2002083219
O.P.R.M.C.T.

SENDERA LAKE ESTATES
BLOCK 1, SECTION 1
CAB. G, SHEET 41A
M.R.M.C.T.

REMAINDER OF
LOT 2

N 00°23'58" W 575.62'



S 00°25'15" E 575.57'

REMAINDER OF
LOT 4

FARM TO MARKET ROAD 1488

BOUNDARY & IMPROVEMENT
SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
NORTH AMERICAN TITLE INSURANCE COMPANY
G.F. NO. NTX-1368611
EFFECTIVE DATE: FEBRUARY 16, 2022

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.

BEING A 2.878 ACRE TRACT OF LAND, SITUATED IN THE HENRY PROSENS SURVEY, ABSTRACT NUMBER 433, MONTGOMERY COUNTY, TEXAS, BEING THE REMAINDER OF LOT 3, BLOCK 1 OF SENDERA LAKE ESTATES, SECTION 1 AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN CABINET G, SHEET 41A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.) DESCRIBED IN INSTRUMENT TO ALEXANDER S. DALGLEISH AND MARGARET L. DALGLEISH, RECORDED UNDER CLERK'S FILE NUMBER 2002083219 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 2.878 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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 THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

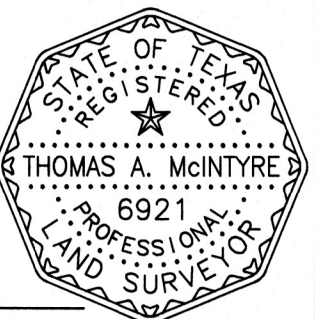
PROJECT NUMBER	23842
DATE	03/18/2022
DRAWN BY	TK
CHECKED BY	DVB
FIELD CREW	TM
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: MARK PHILLIPPE AND DONNA PHILLIPPE
 ADDRESS: 9410 FARM TO MARKET ROAD 1488, MAGNOLIA, TX 77354
 SURVEY: HENRY PROSENS, A-433
 SUBJECT: LOT 3, BLOCK 1, SECTION 1
 SUBDIVISION: SENDERA LAKE ESTATES
 RECORDING: CABINET G, SHEET 41A, MAP RECORDS
 COUNTY: MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
NO. 48339C0505G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED
ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN
DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



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