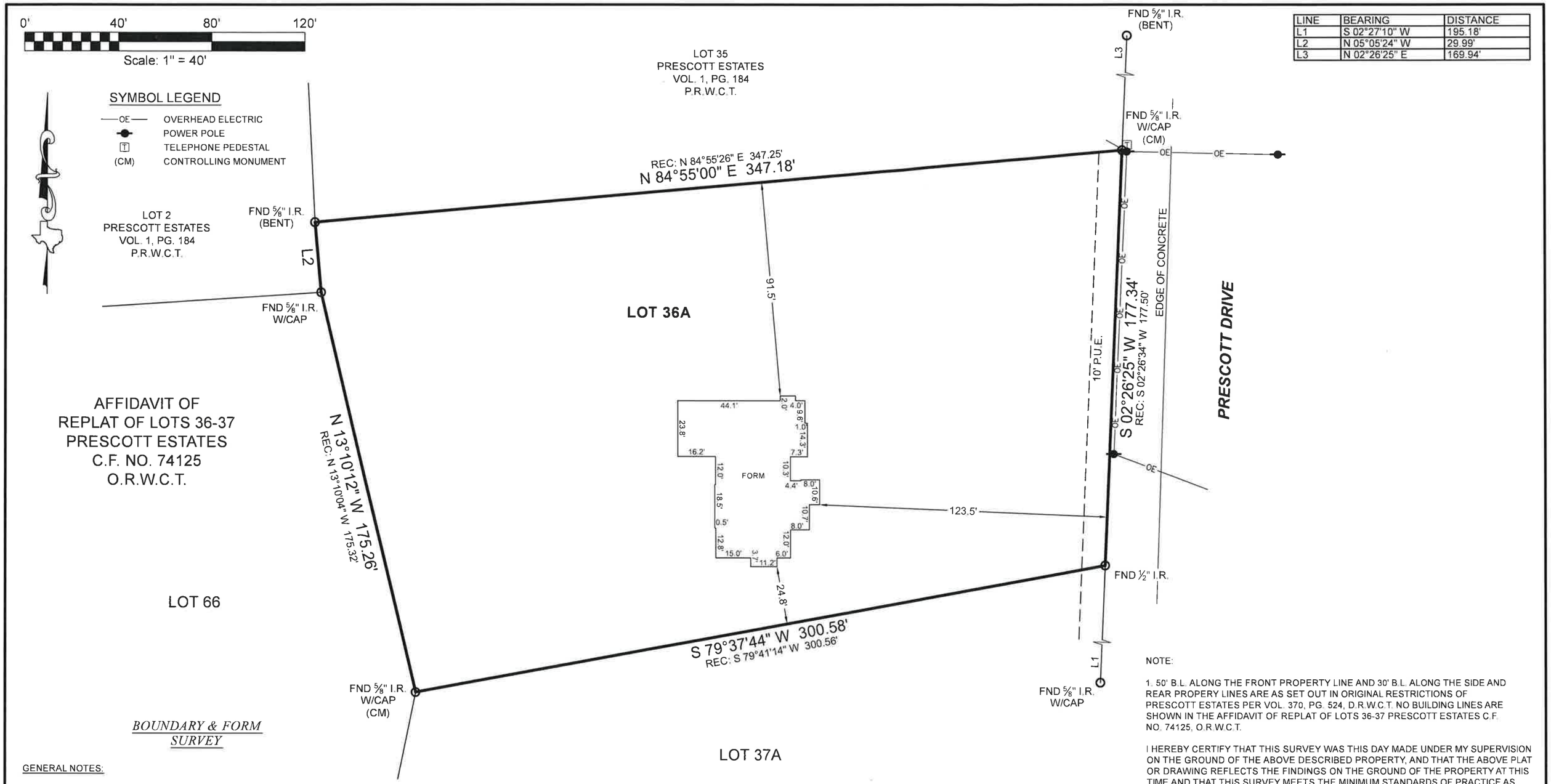

LINE	BEARING	DISTANCE
L1	S 02°27'10" W	195.18'
L2	N 05°05'24" W	29.99'
L3	N 02°26'25" E	169.94'

BOUNDARY & FORM SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE 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 SURVEY.

NOTE:

1. 50' B.L. ALONG THE FRONT PROPERTY LINE AND 30' B.L. ALONG THE SIDE AND REAR PROPERY LINES ARE AS SET OUT IN ORIGINAL RESTRICTIONS OF PRESCOTT ESTATES PER VOL. 370, PG. 524, D.R.W.C.T. NO BUILDING LINES ARE SHOWN IN THE AFFIDAVIT OF REPLAT OF LOTS 36-37 PRESCOTT ESTATES C.F. NO. 74125, O.R.W.C.T.

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.

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT NUMBER	25976
DATE	07-15-2022
DRAWN BY	JAM
CHECKED BY	ERP
FIELD CREW	DK
REVISION 1	__-__-____
REVISION 2	__-__-____
REVISION 3	__-__-____
REVISION 4	__-__-____

PURCHASER ..... VANCE CONSTRUCTION
ADDRESS ..... OLD CEMETARY ROAD, NEW WAVERLY, TX, 77358
SURVEY ..... JOSE MARIA DE LA GARZA, A - 22
SUBJECT ..... LOT 36A
SUBDIVISION ..... AFFIDAVIT OF REPLAT OF LOTS 36-37 PRESCOTT ESTATES
RECORDING ..... CLERK'S FILE NO. 74125, OFFICIAL RECORDS
COUNTY ..... WALKER

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48471C0550D HAVING AN EFFECTIVE DATE OF 08/16/2011.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SAID SUBDIVISION.

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

Carey A. Johnson
Registered Professional Land Surveyor No. 6524