

0' 20' 40' 60'



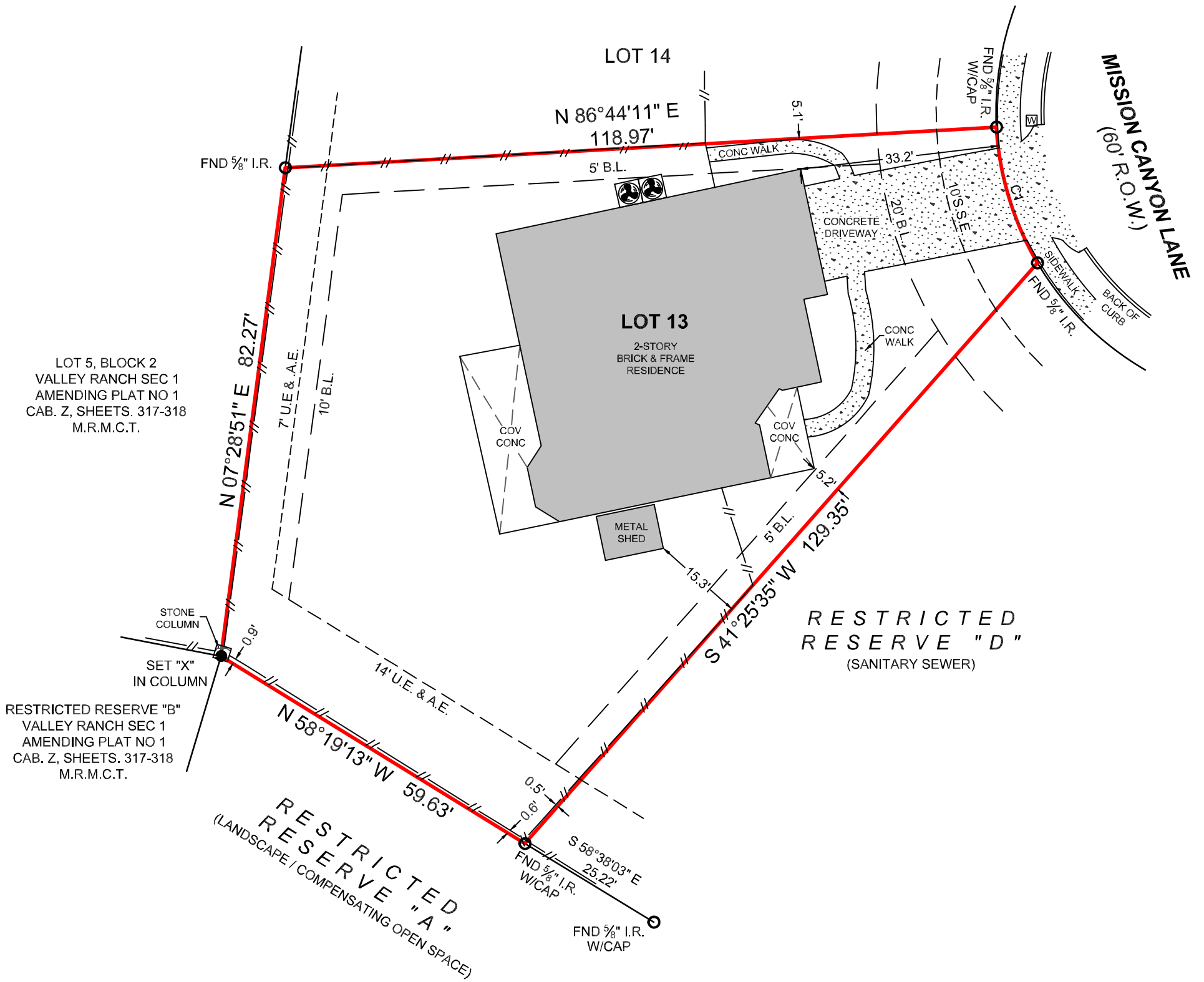
Scale: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	23.91'	32.68'	S 16°46'31" E	27°23'51"

SYMBOL LEGEND

- WOOD FENCE
- AIR CONDITIONING UNIT
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- WATER METER
- S.S.E. SANITARY SEWER EASEMENT

VALLEY RANCH
BLOCK 1, SECTION 4
CAB. Z, SHEETS 650-651
M.R.M.C.T.



BOUNDARY & IMPROVEMENT SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
WESTCOR LAND TITLE INSURANCE COMPANY
G.F. NO. 2370778SP
EFFECTIVE DATE: AUGUST 15, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 1 & 10(G), SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENT TO ENTERGY GULF STATES, INC., CENTERPOINT ENERGY, TIME WARNER CABLE, AND SPRINT PER C.F. NO. 2005138675, O.P.R.M.C.T. (DOES NOT AFFECT)

PROJECT NUMBER	34357
DATE	09-13-2023
DRAWN BY	SI
CHECKED BY	GM
FIELD CREW	SS
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0750H HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

PURCHASER..... JAMI MCGOY
ADDRESS..... 22094 MISSION CANYON LANE, PORTER, TX, 77365
SURVEY..... WILLIAM MASSEY, A - 387
SUBJECT..... LOT 13, BLOCK 1
SUBDIVISION..... VALLEY RANCH, SECTION 4
RECORDING..... CABINET Z, SHEETS 650-651, MAP RECORDS
COUNTY..... MONTGOMERY

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

