LINE	BEARING	DISTANCE
L1	N 62°19'16" E	40.00'
L2	N 59°15'12" E	40.00'
L3	N 27°40'44" W	40.00'
L4	N 30°44'48" W	40.00'

LEGEND

Those standard symbols will be found in the drawing

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- POWER POLE
- SIGN
- WATER PIPE
- FIRE HYDRANT
- FIRE SIGN
- LIGHT POLE
- CM CONTROL MONUMENT

SURVEYOR'S NOTES:

PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS (TSPS) FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THE SURVEY WERE FURNISHED BY THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY RESTRICTIONS, COVENANTS, EASEMENTS AND STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT WERE FURNISHED TO US AT THE TIME OF THE SURVEY PRESENTED TO YOU AT THE TIME OF THE SURVEY ORDER.

BASIS OF BEARING: TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ACCURACY OF ELEVATIONS, DISTANCES, OR DIRECTIONS WHICH EXCEED THE STANDARDS OF THE TSPS FOR A CATEGORY 1A, CONDITION II SURVEY.

FLOOD INFORMATION:
FIRM COMMUNITY NO. 0575 G
ISSUE DATE 09/29/2014

FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE BEST AVAILABLE DATA. THE INFORMATION SHOWN HEREON IS NOT A GUARANTEE OF FUTURE FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FUTURE ACCURACY.

PATTEN TITLE COMPANY
REAL ESTATE DIVISION

METES AND BOUNDS
0.904 ACRE PARCEL
OUT OF RESERVE "B"
W. KIBBE SURVEY,
A-1485
MONTGOMERY COUNTY, TEXAS

Being a 0.904 acre parcel of land situated in the W. Kibbe Survey, Abstract 391, Montgomery County, Texas, and being comprised of a portion of Reserve "B" of Nightingale Creek, Sec. 1, a subdivision recorded in Cabinet Z, Page 3, Map Records of Montgomery County, Texas, with the land of Nightingale Creek, Sec. 1 being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the southeastern right of way of Nightingale Drive (60' R.O.W.) and the southwestern right of way of F.M. 1485 (100' R.O.W.) marking the north corner of the herein described parcel;

THENCE South 30°44'48" East a distance of 205.00 feet along the southwestern right of way of F.M. 1485 to a 1/2" iron rod with cap found marking the east corner of the herein described parcel;

THENCE South 59°15'12" West, a distance of 200.00 feet along the southeastern line of the Saldana tract to a 1/2" iron rod with cap found marking the south corner of the herein described parcel;

THENCE North 30°44'48" West, a distance of 165.00 feet along the northeastern line of the Lopez Tract, 0.037 acre tract, as recorded in M.C.C.F. 2020076599 for the 1/2" iron rod with plastic cap for the south corner of the subject 0.037 acre as described in M.C.C.F. 9944104, and being a point on the southeastern line of the Saldana tract;

THENCE North 59°15'12" East, a distance of 40.00 feet along the southeastern line of the subject 0.037 acre tract to a 1/2" iron rod with plastic cap for the east corner of the subject 0.037 acre, and marking an angle point in the southeastern line of the herein described parcel;

THENCE North 27°40'44" West, a distance of 40.00 feet along the northeastern line of the subject 0.037 acre tract to a 1/2" iron rod with plastic cap for the north corner of the subject 0.037 acre, and marking an angle point in the southeastern line of the herein described parcel;

THENCE North 62°19'16" East, a distance of 40.00 feet along the southeastern line of the subject 0.037 acre tract to a 1/2" iron rod with plastic cap for the east corner of the subject 0.037 acre, and marking an angle point in the southeastern right of way of Nightingale Drive for the north corner of the herein described parcel;

THENCE South 30°44'48" East, a distance of 40.00 feet along the southeastern right of way of Nightingale Drive to the **POINT OF BEGINNING** and containing 0.904 acre of land.

GRAPHIC SCALE
0' 40' 80'

LAND TITLE SURVEY

I, **DAVID E. KING, JR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to:

PATTEN TITLE COMPANY

that the above map & true and correct according to an actual field survey, made by me or under my supervision, that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent visible violations of restrictions of record affecting the property described in the Description _____ **0.904 ACRE PARCEL OF LAND** _____ situated in the _____ **W. KIBBE SURVEY, A-1485** _____ Abstract No. _____ **MONTGOMERY** County, Texas. Borrower/Owner _____ **WILLIAM KIBBE SURVEY, A-1485** _____ Address: _____ **14448 FM 1485 RD., CONROE, TX 77306**. GF No. **0004-23-104472**

JOB NO.	2306039991	NO.	REVISION	DATE
DATE:	06/27/23			
DRAWN BY:	AK/DR			
APPROVED BY:	DEK			

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 241, PAGE 401, VOLUME 241, PAGE 405, VOLUME 271, PAGE 378, VOLUME 1, PAGE 1, MAP RECORDS, MONTGOMERY COUNTY, TEXAS AND CLERK'S FILE NO(S). 9346026, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

STATE OF TEXAS
REGISTERED
DAVID E. KING, JR.
6272
PROFESSIONAL
SURVEYOR

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 100 BOX 3211, SAN ANTONIO, TEXAS 78205

FIRM REGISTRATION NO. 10190700
David E. King, Jr., L.S.
Registered Professional Land Surveyor
Registration No. 6272

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