

0' 20' 40' 60'

Scale: 1" = 20'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL



LOT 123

LOT 122

LOT 121

LOT 152

LOT 153

LOT 154

@158.86
FND 3/8" I.R.

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

S 70°11'34" E 74.06'

10' B.L.

FND 1/2" P.T.P.

N 84°20'39" E 73.96'

FND 1/2" P.T.P.

OAK SHADOWS
VOL. 8, PG. 59
M.R.L.C.T.

☉ CREEK
(AS SURVEYED)

N 02°13'16" W 200.00'

10' B.L.

10' B.L.

S 02°39'38" E 172.11'

25' B.L.

10' U.E.

FND 3/8" I.R.
(BENT)

S 87°29'25" W 100.12'

FND 5/8" I.R.

S 87°40'47" W 69.97'

FND 5/8" I.R.
(BENT)

N 87°30'20" E 70.13'

FND 5/8" I.R.

BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2824121-HO43
EFFECTIVE DATE: JUNE 30, 2023

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 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT.
2. EASEMENT PER VOL. 1270, PG. 728, O.P.R.L.C.T. (BLANKET)
3. BOUNDARY LINE AGREEMENT PER VOL. 607, PG. 130, O.P.R.L.C.T. (DOES NOT AFFECT)

COUNTY ROAD 2218 (60' R.O.W.)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
NO. 48291C0175D HAVING AN EFFECTIVE DATE OF 01/19/2018.

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.

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 SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A
CATEGORY 1A, CONDITION II SURVEY.

PROJECT NUMBER	33602
DATE	07-18-2023
DRAWN BY	ADV
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

PURCHASER.....BRANDON GAUNCE
 ADDRESS.....COUNTY ROAD 2218, CLEVELAND, TX, 77327
 SURVEY.....F.J.C. SMILEY, A - 345
 SUBJECT.....LOT 153
 SUBDIVISION.....OAK SHADOWS
 RECORDING.....VOLUME 8, PAGE 59, MAP RECORDS
 COUNTY.....LIBERTY

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

