

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

W.C.C. LYNCH SURVEY, A-307
MONTGOMERY COUNTY, TEXAS

LEGEND:

- ☐ - ELECTRIC BOX
- ☐ - TELEPHONE BOX
- ☐ - CABLE TELEVISION BOX
- ☐ - GAS METER
- ☐ - WATER METER
- ☐ - LIGHT POLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - STORM SEWER MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - SAMPLE WELL
- ☐ - DRAINAGE INLET
- △ - FIBEROPTICS MARKER
- △ - UNDERGROUND TELEPHONE MARKER
- △ - GAS MARKER
- △ - PIPELINE MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - MONITORING WELL
- ⊙ - UTILITY POLE
- ⊙ - ELECTRIC METER
- ⊙ - TRAFFIC SIGNAL POLE
- ⊙ - TRAFFIC CONTROL BOX
- ⊙ - BENCHMARK
- F.C. - FILM CODE
- C.F. NO. - CLERK'S FILE NUMBER
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- HL&P - HOUSTON LIGHTING & POWER
- ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P - OVERHEAD UTILITY LINES
- X - BARBED WIRE FENCE
- - - CHAIN LINK FENCE
- / - WOOD FENCE
- □ - WROUGHT IRON FENCE

LOT 24C
JAMES L. GUIROZ
C.F. NO. 2009073505

LOT 25A
0.383 ACRES
16,689 SQ. FT.

LOT 25A
TIMOTHY BAKER, ET UX
C.F. NO. 2010107522

LOT 25B
TIMOTHY BAKER, ET UX
C.F. NO. 2009056463

METES AND BOUNDS DESCRIPTION

BEING A 0.383 ACRE (16,689 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE W.C.C. LYNCH SURVEY, A-307, MONTGOMERY COUNTY, TEXAS, BEING THAT PART OF LOT 25, BLOCK 1, SECTION 3, LYING WESTERLY OF A LINE PARALLEL TO AND 70 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT 25 OF MAGNOLIA BEND, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 463 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NO. 2010107522 OF THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 0.383 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MILLER CIRCLE (60 FEET WIDE), BEING THE COMMON SOUTH CORNER OF LOTS 24 AND 25 OF SAID BLOCK 1 AND ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.7662 ACRE TRACT DESCRIBED IN A DEED TO SAM KRAIM AND ALLA UVAROVA, RECORDED UNDER CLERK'S FILE NO. 2020051276 OF THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS;

THENCE, N 08°52'37" E-239.04 FEET ALONG THE COMMON LINE OF SAID LOTS 24 AND 25 TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.7662 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, N 77°21'43" E-75.25 FEET ALONG THE SOUTH LINE OF LOT 42, IN BLOCK 1 OF SAID MAGNOLIA BEND, SECTION 3, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08°52'37" W-237.73 FEET, BEING 70 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID LOT 25 TO A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID MILLER CIRCLE AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 76°27'00" W-75.73 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MILLER CIRCLE AND CONCURRENT WITH THE SOUTH LINE OF LOT 25 AND THE SAID 0.7662 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.383 ACRES, (16,689 SQUARE FEET) OF LAND, MORE OR LESS.

* - VOL. 524, PG. 597, M.C.D.R.

SURVEY NOTES:

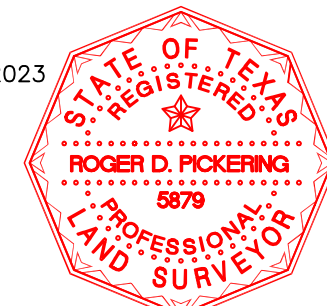
1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND SOME EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., MAY HAVE BEEN GRANTED BY SEPARATE INSTRUMENTS AND NOT REFLECTED HEREON.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0535G, EFFECTIVE DATE 08-18-14. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS LLC, IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OF BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 11TH DAY OF SEPTEMBER, 2023

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



SCALE: 1"=20'	DATE: 09-07-23
REVISION:	
BOOK : N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70102-23	

SAM KRAIM AND ALLA UVAROVA
0000 MILLER CIRCLE CONROE, TEXAS 77302

BOUNDARY AND IMPROVEMENT SURVEY
BEING A 0.383 ACRE (16,689 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE W.C.C. LYNCH SURVEY, A-307, MONTGOMERY COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC
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