

JOSE MARIA DE LA GARZA SURVEY, A-15

ROYAL YORK DRIVE
(60' R.O.W.)



BOUNDARY & IMPROVEMENT SURVEY
FOR: JOSEPH M. MEDINA
10648 ROYAL YORK DRIVE
MONTGOMERY, TEXAS 77303

BEING a 0.288 acre tract of land situated in the Jose Maria De La Garza Survey, Abstract No. 15, Montgomery County, Texas, being all of that certain called 0.2885 acre tract described as Lot 1369 of Royal Forest, Section 2 (unrecorded subdivision), in instrument to Kevin Denton Cole, recorded in Clerk's File No. 2008013136 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.288 acre tract being more particularly described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Chicago Title Ins. Co.
G.F. No. CTT17686893
Effective date: 10/20/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Subject to applicable restrictive covenants listed under Items 1 & 10 of SCHEDULE B of said Title Commitment.

- 1) Building lines (25' front, 5' sides) per Vol. 924, Pg. 608 & Vol. 983, Pg. 453, M.C.D.R.
- 2) Util. esmt. per Vol. 924, Pg. 608, M.C.D.R.
- 3) Tel. esmt. per C.F. #2001022137 & 200215600.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property 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 recorded deeds.

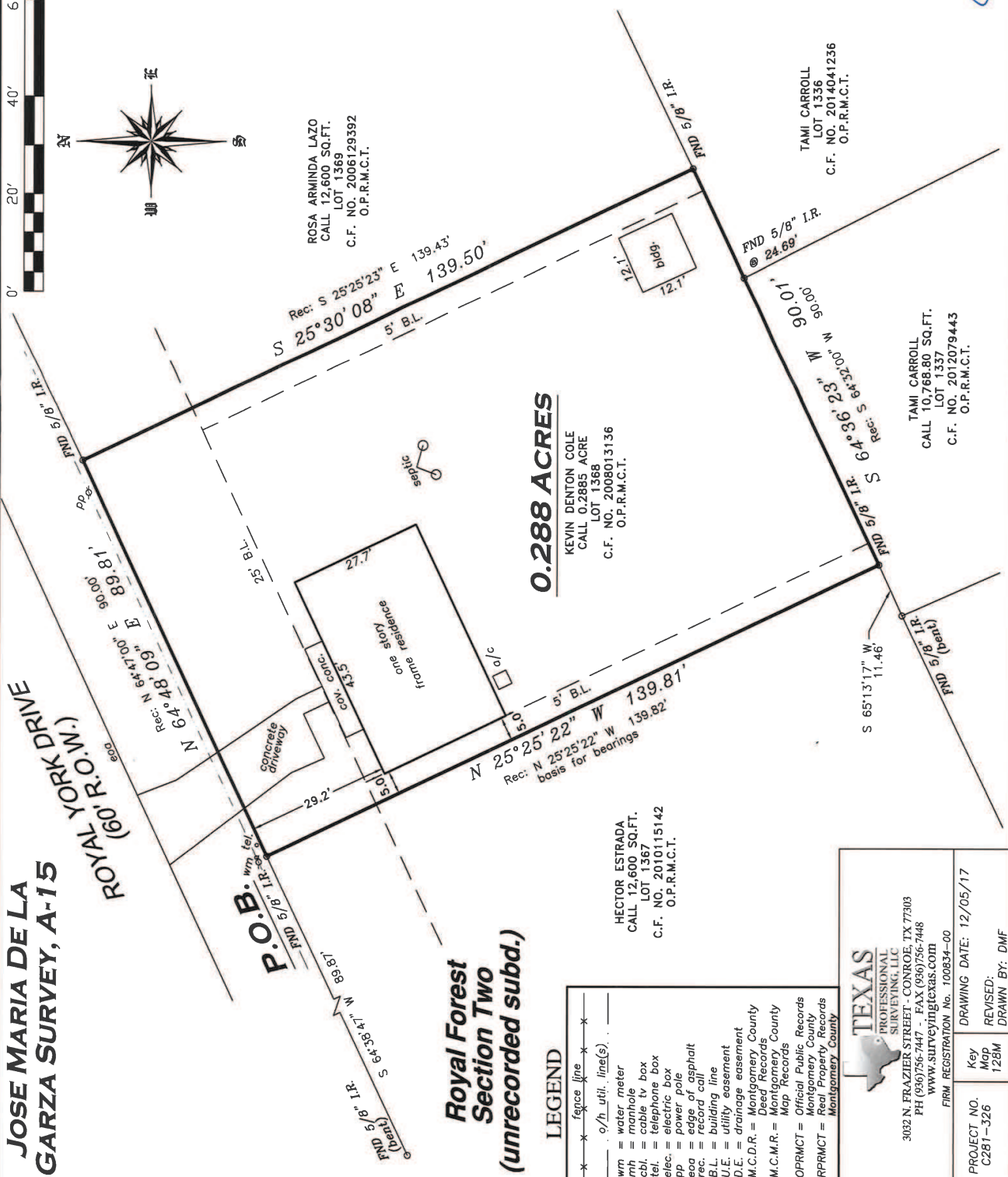
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0250 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 12/04/17 JBS



Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524



ROSA ARMINDA LAZO
CALL 12,600 SQ.FT.
LOT 1369
C.F. NO. 2006129392
O.P.R.M.C.T.

0.288 ACRES
KEVIN DENTON COLE
CALL 0.2885 ACRE
LOT 1368
C.F. NO. 2008013136
O.P.R.M.C.T.

TAMI CARROLL
LOT 1336
LOT 1337
C.F. NO. 2014041236
O.P.R.M.C.T.

TAMI CARROLL
CALL 10,768.80 SQ.FT.
LOT 1337
C.F. NO. 2012079443
O.P.R.M.C.T.

HECTOR ESTRADA
CALL 12,600 SQ.FT.
LOT 1367
C.F. NO. 2010115142
O.P.R.M.C.T.

Royal Forest Section Two (unrecorded subd.)

LEGEND

- x- fence line
- o/h util. line(s)-
- w/m = water meter
- mbi = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pb = pipe
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPRMCT = Real Property Records Montgomery County

TEXAS
PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
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WWW.SURVEYINGINTEXAS.COM
FIRM REGISTRATION No. 100834-00

DRAWING DATE: 12/05/17
REVISION: 125M
DRAWN BY: DMF

PROJECT NO. C281-326