

T.B.M.  
(60 DNAIL)  
ELEV=230.75'

T.B.M.  
(60 DNAIL)  
ELEV=224.33'

FND. 1/2" I.R.  
W/CAP "SAVOY"  
5730" (C.M.)

WINDSWEPT DR.  
(50' R.O.W.)  
(BASIS OF BEARINGS)  
D=1.3422  
L=62.08, R=2650.00'

62.00'  
SET 1/2" I.R.

66.87'

FND. 1/2" I.R.

FND. 1/2" I.R. (C.M.)

10' U.E.  
VOL. 29, PG. 11 M.C.D.R.  
5' X 20' A.E.  
VOL. 29, PG. 11 M.C.D.R.

25' B.L.  
VOL. 29, PG. 11 M.C.D.R.

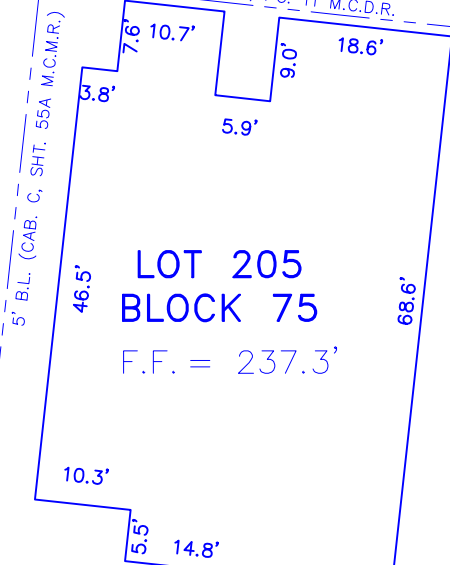
CONCRETE WALL

LOT 206

LOT 205  
BLOCK 75  
F.F. = 237.3'

LOT 204

N06° 10' 35"E 110.00'



68.6'  
S07° 20' 32"W 110.00'

COLUMN

SET 5/8" I.R.

L=59.84, R=2760.00'  
D=1.2422

COLUMN

SET 5/8" I.R.

WALDEN RD.

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

FORM SURVEY OF  
LOT 205, BLOCK 75, IN WALDEN ON LAKE  
CONROE, SECTION 17, A SUBDIVISION IN  
MONTGOMERY COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN  
CABINET C, SHEET 55A, OF THE MAP  
RECORDS OF MONTGOMERY COUNTY, TEXAS.

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY.

LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
⊕	CONTROL MONUMENTS
T.B.M.	TEMPORARY BENCHMARK
M.R.M.C.C.	MAP RECORDS MONTGOMERY COUNTY CLERK
R.P.R.M.C.T.	REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS
—/—/—	WOODEN FENCE
---	SETBACK LINE
- - - - -	EASEMENT LINE
—	PROPERTY LINE
---	ADJOINER LINE
⊙	POWER POLE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

UPDATE:  
08/09/2023



David L. Bowden TX. R.P.L.S. No. 4864  
**Bowden Survey**  
PROFESSIONAL ENGINEERING SERVICES  
12000 Westheimer, STE. 106  
HOUSTON, TEXAS 77077  
PHONE: (281) 531-1900 FAX: (281) 531-4900

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE	FLOOD INFORMATION
X MAP No. 48339C PANEL: 0200G DATED: 08/18/2014	

JOB NO. LC23-0032
GF NO.: N/A EFF. DATE: N/A
Title Co.: N/A
FOR: MARCOS N. UMANA AND DIOSIS T. AYALA
ADDRESS: 4317 WINDSWEPT DR. HOUSTON, TX. 77051