

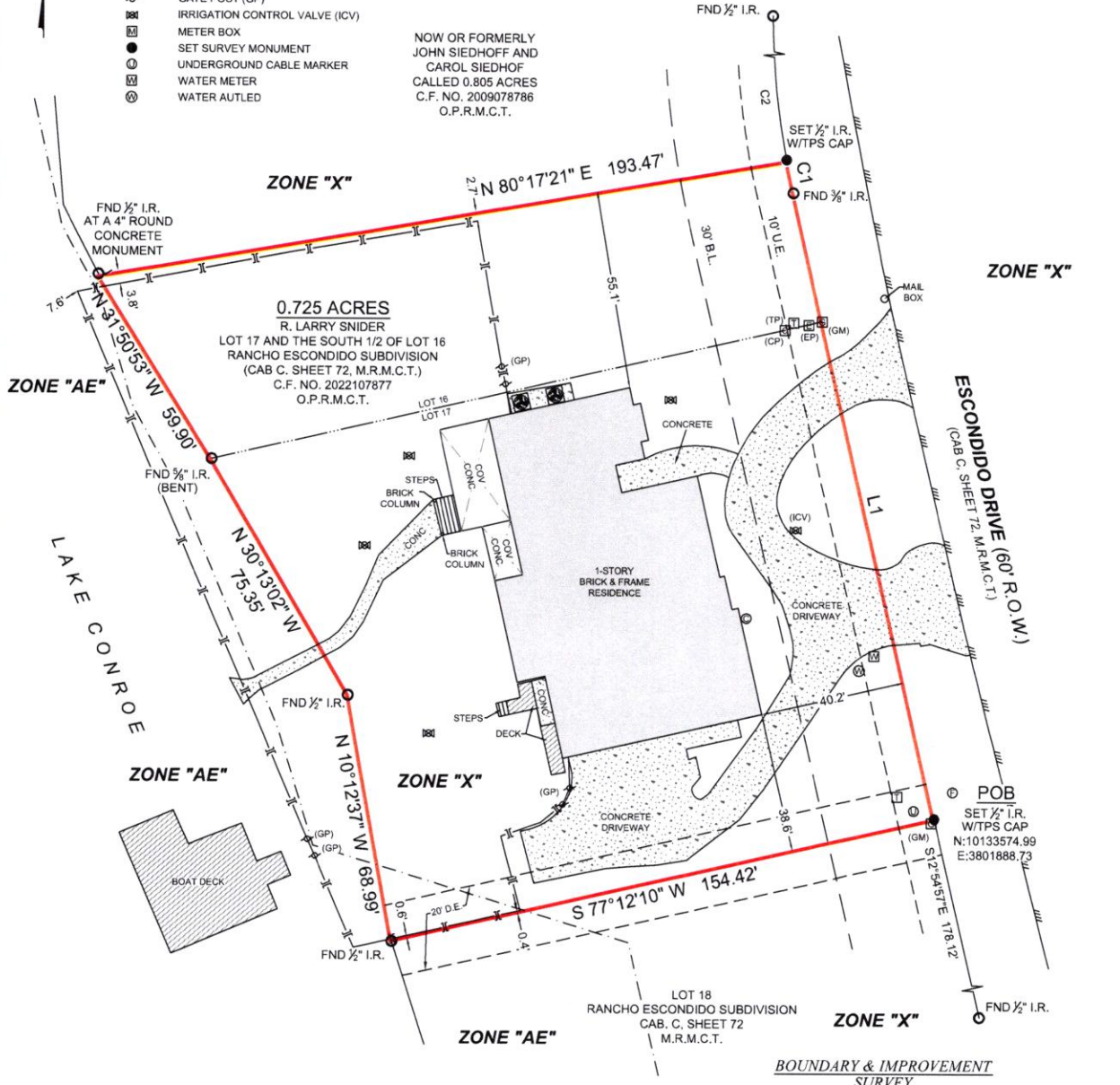
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	224.54'	9.40'	9.40'	S 11°59'11" E	2°23'58"
C2	224.54'	116.44'	115.14'	N 4°04'08" E	29°42'41"

LINE	BEARING	DISTANCE
L1	S 12°54'57" E	177.62'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- IRON FENCE
- AIR CONDITIONING UNIT
- CABLE PEDESTAL (CP)
- CLEANOUT
- ELECTRIC PEDESTAL (EP)
- FIBER OPTIC CABLE MARKER
- FOUND SURVEY MONUMENT
- GAS METER (GM)
- GATE POST (GP)
- IRRIGATION CONTROL VALVE (ICV)
- METER BOX
- SET SURVEY MONUMENT
- UNDERGROUND CABLE MARKER
- WATER METER
- WATER OUTLET

**JAMES EDWARDS SURVEY
ABSTRACT NUMBER 190**



NOW OR FORMERLY
JOHN SIEDHOFF AND
CAROL SIEDHOF
CALLED 0.805 ACRES
C.F. NO. 2009078786
O.P.R.M.C.T.

0.725 ACRES
R. LARRY SNIDER
LOT 17 AND THE SOUTH 1/2 OF LOT 16
RANCHO ESCONDIDO SUBDIVISION
(CAB. C. SHEET 72, M.R.M.C.T.)
C.F. NO. 2022107877
O.P.R.M.C.T.

LOT 18
RANCHO ESCONDIDO SUBDIVISION
CAB. C. SHEET 72
M.R.M.C.T.

**BOUNDARY & IMPROVEMENT
SURVEY**

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE 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 SURVEY.

BEING A 0.725 ACRE TRACT OF LAND SITUATED IN THE JAMES EDWARDS SURVEY, ABSTRACT NUMBER 190, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED AS LOT 17 AND THE SOUTH 1/2 OF LOT 16, OF RANCHO ESCONDIDO SUBDIVISION, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, SHEET 72A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.) (SNIDER TRACT), IN INSTRUMENT TO R. LARRY SNIDER, RECORDED UNDER CLERK'S FILE NUMBER 2022107877, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.725 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT NUMBER	33544
DATE	07/27/2023
DRAWN BY	CSP
CHECKED BY	CPP
FIELD CREW	PC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0225G HAVING AN EFFECTIVE DATE OF 8/18/2014.

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.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY

PURCHASER.....LINDA MAIER
ADDRESS.....9387 ESCONDIDO DRIVE, WILLIS, TX, 77318
SURVEY.....JAMES EDWARDS, A-190
SUBJECT.....0.725 ACRES, LOT 17 & SOUTH 1/2 OF LOT 16
SUBDIVISION.....RANCHO ESCONDIDO, SECTION 1
RECORDING.....CABINET C, SHEET 72, MAP RECORDS
COUNTY.....MONTGOMERY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

