

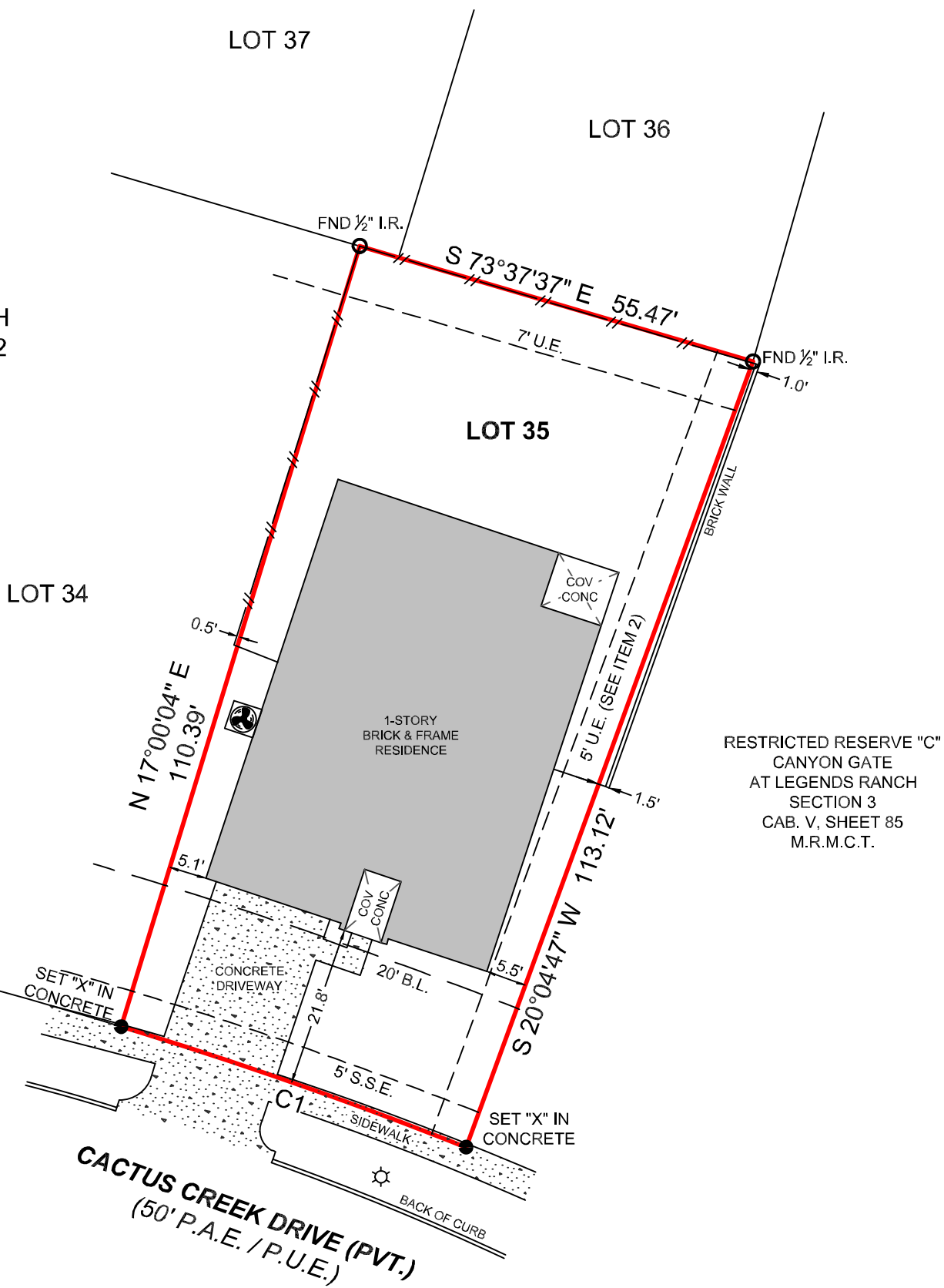
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	625.00'	49.44'	49.43'	N 70°43'41" W	4°31'57"

SYMBOL LEGEND

- WOOD FENCE
- AIR CONDITIONING UNIT
- FOUND SURVEY MONUMENT
- LIGHT POST
- SET SURVEY MONUMENT
- S.S.E. SANITARY SEWER EASEMENT



CANYON GATE
AT LEGENDS RANCH
BLOCK 2, SECTION 2
CAB. V, SHEET 82
M.R.M.C.T.



RESTRICTED RESERVE "C"
CANYON GATE
AT LEGENDS RANCH
SECTION 3
CAB. V, SHEET 85
M.R.M.C.T.

CACTUS CREEK DRIVE (PVT.)
(50' P.A.E. / P.U.E.)

BOUNDARY & IMPROVEMENT
SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. VTC-0226
EFFECTIVE DATE: NOVEMBER 21, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 1 AND 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENT PER C.F. NO. 2004016443, O.P.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. NO. 2003151836 AND 2004094238, O.P.R.M.C.T. (BLANKET)
- DESIGNATION OF DRILL SITE, EASEMENT, PIPELINE EASEMENT PER C.F. NO. 2001091851, O.P.R.M.C.T. (DOES NOT AFFECT)

PROJECT NUMBER	35522
DATE	12-18-2023
DRAWN BY	ADV
CHECKED BY	KH
FIELD CREW	JRL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0545G 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.

THIS 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.....GULF COAST CASH BUYERS, LLC
ADDRESS.....3535 CACTUS CREEK DRIVE, SPRING, TX, 77386
SURVEY.....MONTGOMERY SCHOOL LAND, A - 350
SUBJECT.....LOT 35, BLOCK 2
SUBDIVISION.....CANYON GATE AT LEGENDS RANCH, SECTION 2
RECORDING.....CABINET V, SHEET 82, MAP RECORDS
COUNTY.....MONTGOMERY

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

