



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	63.42'	56.99'	S 47°44'36" E	90°50'50"
C2	40.00'	63.13'	56.78'	N 42°16'42" E	90°25'37"

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- //— WOOD FENCE
- FOUND SURVEY MONUMENT
- POWER POLE

RICARDO AMAYA
LOT 135
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2018071959
O.P.R.M.C.T.

STEVEN SMITH AND
ALEXANDRA SMITH
LOT 136
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2022050992
O.P.R.M.C.T.

BELKIN JEANETH CARDENAS AND
DANIEL ADRIAN CARDENAS
LOT 137
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2018073107
O.P.R.M.C.T.

ALTON HAYES AND
SHUANNA RAMSEY
LOT 151
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2017113617
O.P.R.M.C.T.

POB
FND ½" I.R.
N:10167399.15
E:3765341.59

0.282 ACRES
COLONY RIDGE LAND, LLC.
LOTS 149 AND 150
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2023098406
O.P.R.M.C.T.

COLONY RIDGE LAND, LLC.
LOT 10
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2023067400
O.P.R.M.C.T.

NINA MANN AND
ROBERT C. OLMSTEAD
LOT 12
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2022055607
O.P.R.M.C.T.

WARD FAMILY INVESTMENT PROPERTIES, LLC.
LOTS 139 AND 140
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2020138539
O.P.R.M.C.T.

CASEY WARD
CALLED 0.18 ACRES
LOT 141
HIDDEN FOREST ESTATES
(UNRECORDED)
C.F. NO. 2021124467
O.P.R.M.C.T.

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.

**J. J. FOSTER SURVEY
ABSTRACT NO. 204**

**BOUNDARY & IMPROVEMENT
SURVEY**

BEING A 0.282 ACRE TRACT OF LAND SITUATED IN THE J.J. FOSTER SURVEY, ABSTRACT NUMBER 204, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED AS LOTS 149 AND 150 OF HIDDEN FOREST ESTATES (UNRECORDED SUBDIVISION), IN INSTRUMENT TO COLONY RIDGE LAND, LLC. (COLONY TRACT), RECORDED UNDER CLERK'S FILE NUMBER 2023098406, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.282 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

GENERAL NOTES:

- 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.

PROJECT NUMBER	31053
DATE	11/6/2023
DRAWN BY	AM
CHECKED BY	TNK / MJW
FIELD CREW	SS
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PURCHASER.....COLONY RIDGE LAND, LLC.
ADDRESS.....SWEETGUM DRIVE, MONTGOMERY, TX, 77356
SURVEY.....J.J. FOSTER, A-204
SUBJECT.....0.282 ACRES
COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0200G HAVING AN EFFECTIVE DATE OF 08/18/2014.

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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

