



300

**LAKE DRIVE
(60' R.O.W.)**

eoq

Rec: S 90°00'00" E 450.00' (total)
S 89°57'04" E 299.95'

TPS

found 1/2" iron rod

100' B.L.

4.065 ACRES

Karen Hagler
portion of remainder Tract 71
Peach Creek Estates, Section 3
V. 5, P. 152, M.C.M.R.
C.F.# 9722205
R.P.R.M.C.T.

15' U.E.

basis for bearings
Rec: N 00°00'00" E 590.00'
N 00°00'00" E 589.87'

LOT 88

LOT 70

100' B.L.

found 1/2" iron pipe

S 89°59'01" W 300.63'
Rec: S 90°00'00" W 300.00'

eoq

**CHRISTINE DRIVE
(60' R.O.W.)**

LEGEND

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eoq = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records



3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 · FAX (936)756-7448
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FIRM REGISTRATION No. 100834-00

PROJECT NO. R365-01	Key Map 193Z	DRAWING DATE: 04/10/17 REVISED: DRAWN BY: CDF
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JOSE MARIA DE LA GARZA SURVEY, A-15

1/2" I.R.
00834-00

found 1/2" iron pipe

S 89°57'05" E 150.70'

S 89°50'33" E 300.00'

found 1/2" iron pipe

300.10'
S 89°56'28" E

Karen Hagler
remainder Tract 71
C.F.# 9722205
R.P.R.M.C.T.

S 00°03'59" E 589.53'

PEACH CREEK ESTATES SECTION 3 VOL. 5, PG. 152, M.C.M.R.

LOT 87

BOUNDARY SURVEY
FOR: KATHRYN RODEN
25764 LAKE DRIVE
SPLENDORA, TEXAS 77372

BEING a 4.065 acre tract of land situated in the Jose Maria De La Garza Survey, Abstract No. 15, Montgomery County, Texas, being a portion of the remainder of Tract 71, Peach Creek Estates, Section 3, as shown on the map or plat thereof, recorded in Volume 5, Page 152 of the Montgomery County Map Records (M.C.M.R.), described in instrument to Karen Hagler, recorded under Clerk's File No. 9722205 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 4.065 acre tract being more particularly described by attached metes and bounds.

Marvin Kleespie
East 1/3 of South 1/2 of Tract 71
C.F.# 9879306
R.P.R.M.C.T.

LOT 72

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Those as per Vol. 5, Pg. 152, M.C.M.R.

-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.

-This survey has been done without the benefit of a current title report. 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 plat.

Subject property shown hereon is located in Zone AE, and does appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0450 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

POB

found 1/2" iron pipe

N 89°59'01" E 149.30'

found 1/2" iron rod

S 89°57'04" E 300.10'

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: 04/06/17 JWW



Carey A. Johnson

Carey A. Johnson
Registered Professional Land Surveyor No. 6524