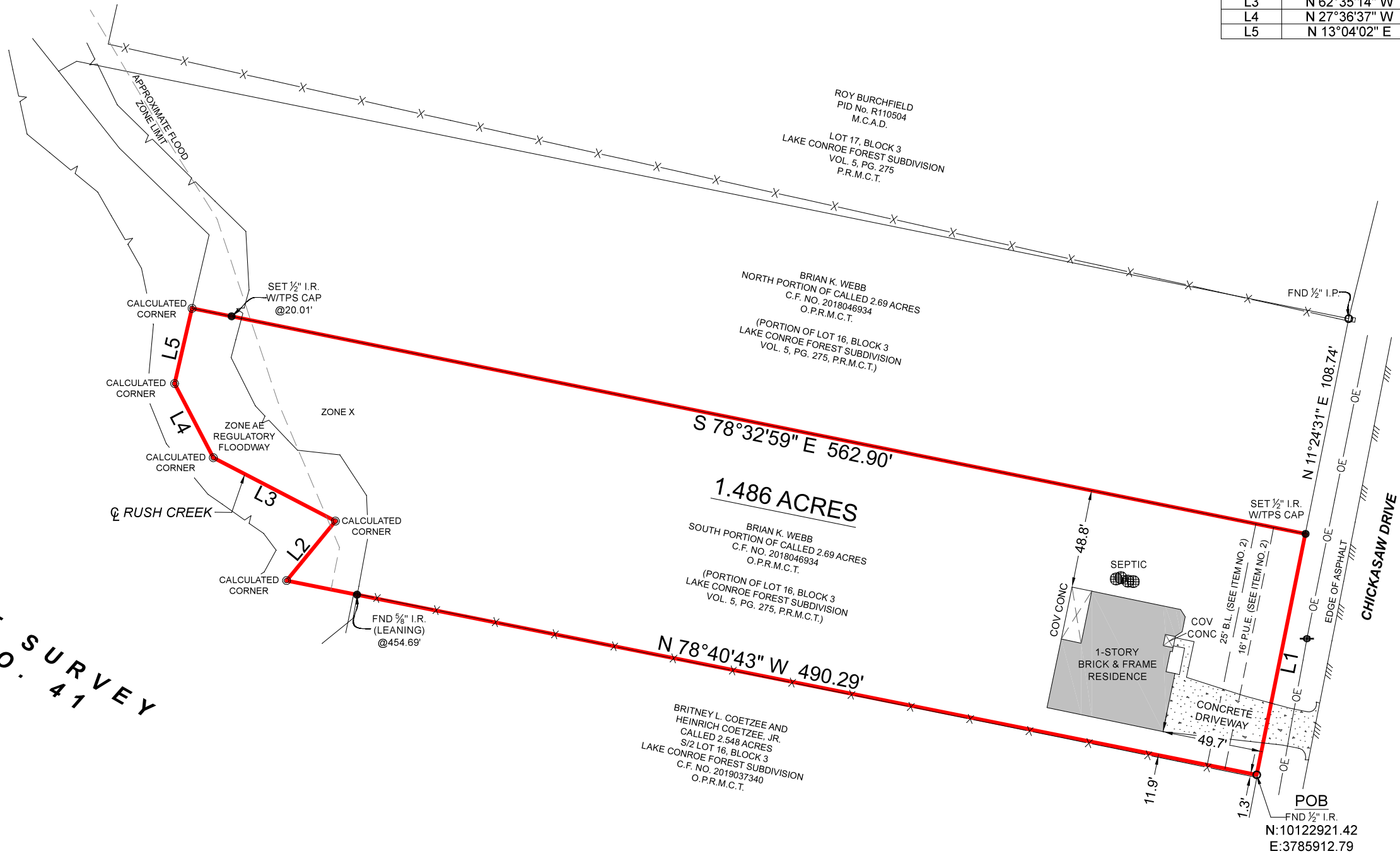


LINE	BEARING	DISTANCE
L1	S 11°24'31" W	121.78'
L2	N 39°21'32" E	38.13'
L3	N 62°35'14" W	68.13'
L4	N 27°36'37" W	41.46'
L5	N 13°04'02" E	38.28'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- OVERHEAD ELECTRIC
- TOP OF BANK
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE
- 1/2" IRON ROD W/CAP
- STAMPED "TPS 100834-00"
- SEPTIC LID



**RICHARD VINCE SURVEY
ABSTRACT NO. 41**

FINAL SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
G.F. NO. CTT22762303
EFFECTIVE DATE: SEPTEMBER 09, 2022

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

- RESTRICTIVE COVENANTS; ITEM NO. 1 (AFFECTS)
- 10c. & 10d.; EASEMENTS & BUILD LINES; VOL. 5, PG. 275, P.R.M.C.T. (AFFECTS AS SHOWN)

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.

GENERAL NOTES:

- SURVEY UPDATED TO SHOW FORM ONLY ON 02/13/2024.
- SURVEY UPDATED TO SHOW IMPROVEMENTS ONLY ON 07/01/2024.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0375G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER..... ARISTIDES GARCIA HOMES, LLC
ADDRESS..... CHICKASAW DRIVE, CONROE, TX 77316
SURVEY..... RICHARD VINCE, A - 41
SUBJECT..... 1.486 ACRES
SUBDIVISION..... LAKE CONROE FOREST
RECORDING..... VOL. 5, PG. 275, MAP RECORDS
COUNTY..... MONTGOMERY

BEING A 1.486 ACRE TRACT OF LAND SITUATED IN THE RICHARD VINCE SURVEY, ABSTRACT NUMBER 41, MONTGOMERY COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 2.69 ACRE TRACT DESCRIBED IN INSTRUMENT TO BRIAN K. WEBB RECORDED UNDER CLERK'S FILE NUMBER (C.F.N.) 2018046934, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.) AND ALSO BEING OUT OF THE NORTHERLY PORTION OF LOT 16, BLOCK 3, LAKE CONROE FOREST SUBDIVISION ACCORDING TO PLAT RECORDED IN VOL. 5, PG. 275, PLAT RECORDS, MONTGOMERY COUNTY, TEXAS (P.R.M.C.T.); SAID 1.486 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE HEREWITH.

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

PROJECT NUMBER	27214_SP
FIELD DATE	02/14/2023
DRAWN BY	ACN/AS/MMH
CHECKED BY	DH/JDG
FIELD CREW	EL/JRL/SS
REVISION 1	02-01-2024_FORM
REVISION 2	06-25-2024_FINAL
REVISION 3	-
REVISION 4	-

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

