



FND. 1/2" I.R.
(See Note 2)
SEC Lot 3, Blk 1
NEC Lot 4, Blk 1

FND. 1/2" I.R.
(See Note 2)
SWC Lot 2, Blk 1
NWC Lot 3, Blk 1

FND. 1/2" I.R.
(See Note 2)
SWC Lot 3, Blk 1
NWC Lot 4, Blk 1

FND. 1/2" I.R.
Controlling Monument
SWC Lot 1
NWC Lot 5

FND. 1/2" I.R.
(See Note 2)
SWC Lot 4
SEC Lot 1

FND. 1/2" I.R.
Controlling Monument
SEC Lot 4
NEC Lot 5

OLD MAGNOLIA ROAD
(30' R.O.W.)
VOL. 1, PG. 39 M.R.M.C.T.

| Curve Table | | | | |
|-------------|--------|---------|--------------|--------------------------|
| Curve # | Length | Radius | Delta | Chord Bearing & Distance |
| C1 | 45.03 | 2713.76 | 000° 57' 03" | S19° 01' 18"W 45.03 |

LEGEND

- Concrete
- Covered Area
- Wood Fence
- Building Set Back Line (B.L.)
- Easement Line

LAND SURVEY
LOT 4 IN BLOCK 1 OF TALFORD ACRES, SECTION 2 REPLAT NO. 1
IN THE JOHN BRICKER SURVEY, A-71

MONTGOMERY COUNTY, TEXAS REF: Cab. Z, Sht. 8473 MAP RECORDS
Scale: 1" = 20' Date: July 26, 2022
Revised: (See Note #5)

To: Joel Diaz, Exclusively

I hereby state that this survey substantially complies with current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition II TSPS Land Survey.

Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



Notes:

- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- 2) All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
- 3) This survey was done without the benefit of a Title Report that would reflect any Easements, Building lines, or other Restrictions.
- 4) Elevations are based upon GPS Observations, and are adjusted to NAVD '88, GEOID 12B Datum as provided by NGS Update, September 11, 2012.
- 5) Revised on 2/23/2024 to reflect improvements constructed on the subject property.

GF# N/A File # 22-T-119 Final 3-7-24 JTL Book LL Pg
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
All rights reserved Copyright 2024 Jeffrey Moon & Assoc., Inc. ©