

0' 10' 20' 30'



Scale: 1" = 10'

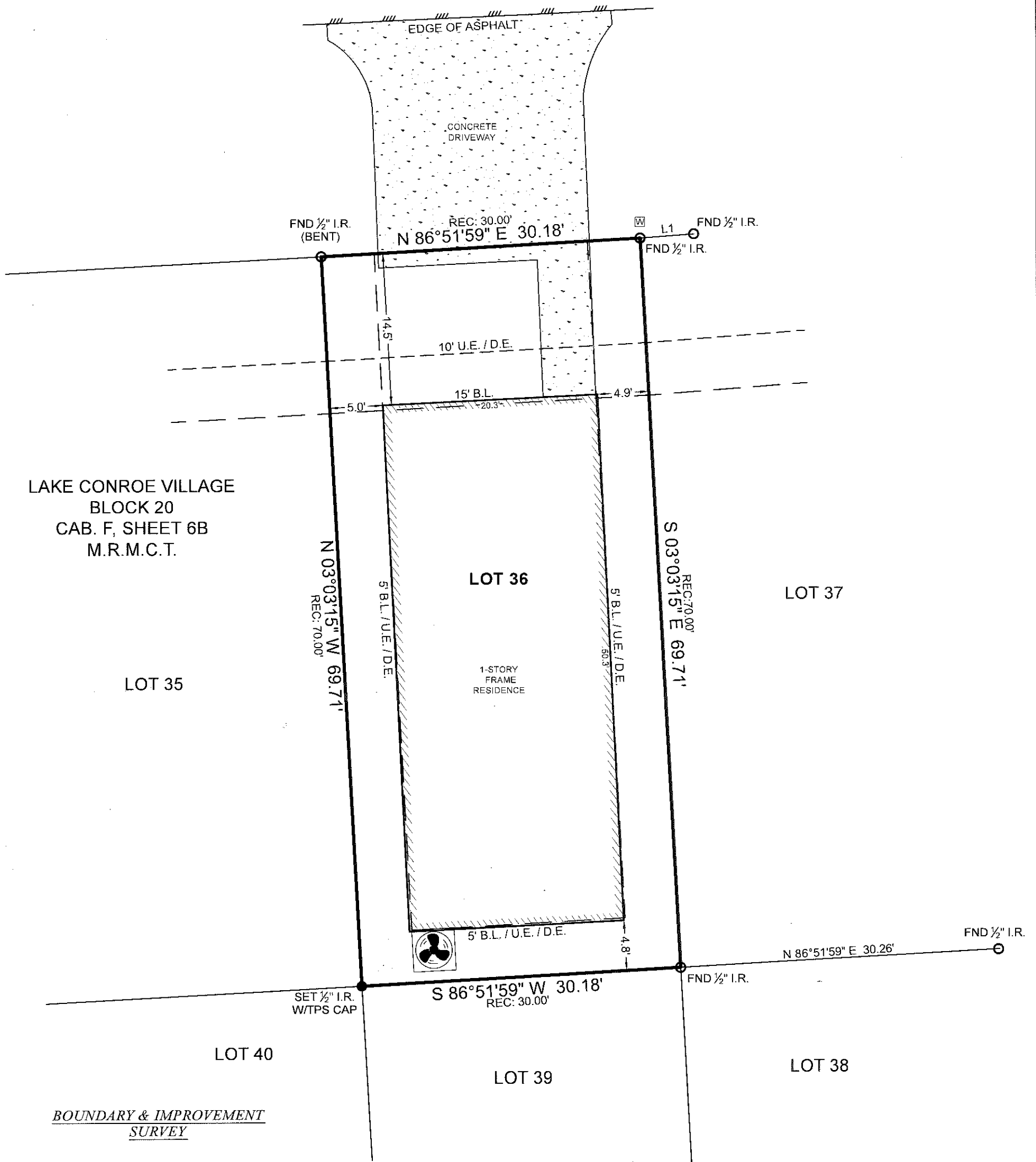
LINE	BEARING	DISTANCE
L1	N 85°42'52" E	5.09'

SYMBOL LEGEND

- WATER METER
- AIR CONDITIONING UNIT



EAST IVANHOE (60' PRIVATE R.O.W.)



LAKE CONROE VILLAGE
 BLOCK 20
 CAB. F, SHEET 6B
 M.R.M.C.T.

LOT 35

LOT 36

LOT 37

LOT 40

LOT 39

LOT 38

BOUNDARY & IMPROVEMENT SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. NO. 2726148-13571
 EFFECTIVE DATE: MARCH 04, 2022

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 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENT PER C.F. NO. 8806834 AND 8911262, R.P.R.M.C.T. (BLANKET)

NO 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.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	23917
DATE	03-21-2022
DRAWN BY	JAM
CHECKED BY	ERP
FIELD CREW	TM
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.....BASSEM MASRI AND HANADI MASRI
 ADDRESS.....16605 EAST IVANHOE STREET, MONTGOMERY, TX, 77316
 SURVEY.....WILLIAM ATKINS, A - 3
 SUBJECT.....LOT 36, BLOCK 20
 SUBDIVISION.....LAKE CONROE VILLAGE
 RECORDING.....CABINET F, SHEET 6B, MAP RECORDS
 COUNTY.....MONTGOMERY

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

