

KIRBEE ROAD

(60' R.O.W.)

FND 5/8" I.R. (DCM)

S 26°46'12" E 138.58'

POWER POLE CORNER

FND 5/8" I.R. (DCM)

142.07'

PART OF LOT 6
ANGEL ALBITER PUEBLA
C.R. 2020013310

PART OF LOT 7
RONALD J. MAHAR
MELISSA M. MAHAR
C.R. 9020396

N 74°41'00" E 283.60'

ASPHALT DRIVE

PART OF LOT 6
BLOCK 2
0.9 Acre

S 63°15'23" W 241.51'

FND C.I.R. @ 32.38' (REFERENCE)

APPROX HIGH BANK

LOT 26

MAGNOLIA BEND SECTION 3
VOLUME 5, PAGE 463, M.R.

LINE	BEARING	DISTANCE
L1	N 14°01'59" W	22.35'
L2	N 06°49'23" E	21.91'
L3	N 30°47'47" W	17.22'
L4	N 54°12'39" W	30.12'
L5	N 12°46'48" W	48.73'
L6	N 44°28'07" W	22.50'
L7	N 58°31'28" W	22.91'
L8	N 68°47'07" W	26.82'

LEGEND

	OVERHEAD ELECTRIC EASEMENT		COVER
	BUILDING LINE		CONCRETE
	FENCE		
	GAS METER		
	POWER POLE		

NOTES:

- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM CHICAGO TITLE COMPANY, GF. NO. CTT21751567, EFFECTIVE DATE OF NOVEMBER 5, 2021, ISSUED NOVEMBER 12, 2021, ARE SHOWN HEREON.
- DEED RESEARCH PERFORMED BY TITLE COMPANY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48339C-0535G, DATED AUGUST 18, 2014. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
- ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE RIGHT-OF-WAY LINE OF KIRBEE ROAD.
- MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
- FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.
- PER ILLEGIBLE RECORDED PLAT, THERE IS AN EASEMENT ADJACENT TO THE ROADWAY.
- RIGHT-OF-WAY PIPELINE EASEMENTS PER VOL. 439, PAGE 79, VOL. 394, PAGE 567, VOL. 328, PAGE 519.
- RIGHT-OF-WAY TO GULF STATES UTILITIES PER VOL. 293, PAGE 109.
- SUBJECT TO SALT WATER DISPOSAL LINE PER VOL. 676, PAGE 576.

TO CHICAGO TITLE COMPANY AND FINANCE OF AMERICA MORTGAGE LLC:

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

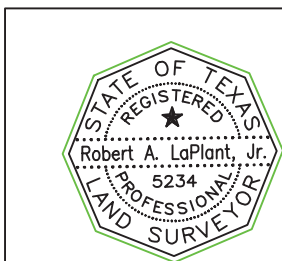
Robert A. LaPlant, Jr.

ROBERT A. LaPLANT, Jr. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF DECEMBER 1, 2021

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 281-440-8890
Houston, Texas 77090 orders@houstonlandsurveying.com



FIRM No. 10145800

BOUNDARY SURVEY OF LOT 6, BLOCK 2 SAVE AND EXCEPT THE NORTHERLY 70 FEET, OF MAGNOLIA BEND SECTION 1 VOLUME 5, PAGE 591 M.R MONTGOMERY COUNTY, TEXAS

14758 KIRBEE ROAD, CONROE, TEXAS 77302

SCALE : 1"=30'	DRAWN BY: RAL	FB NO:	APPROVED:	PROJECT NO.: 211566
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PURCHASER

PRESTON ALLEN