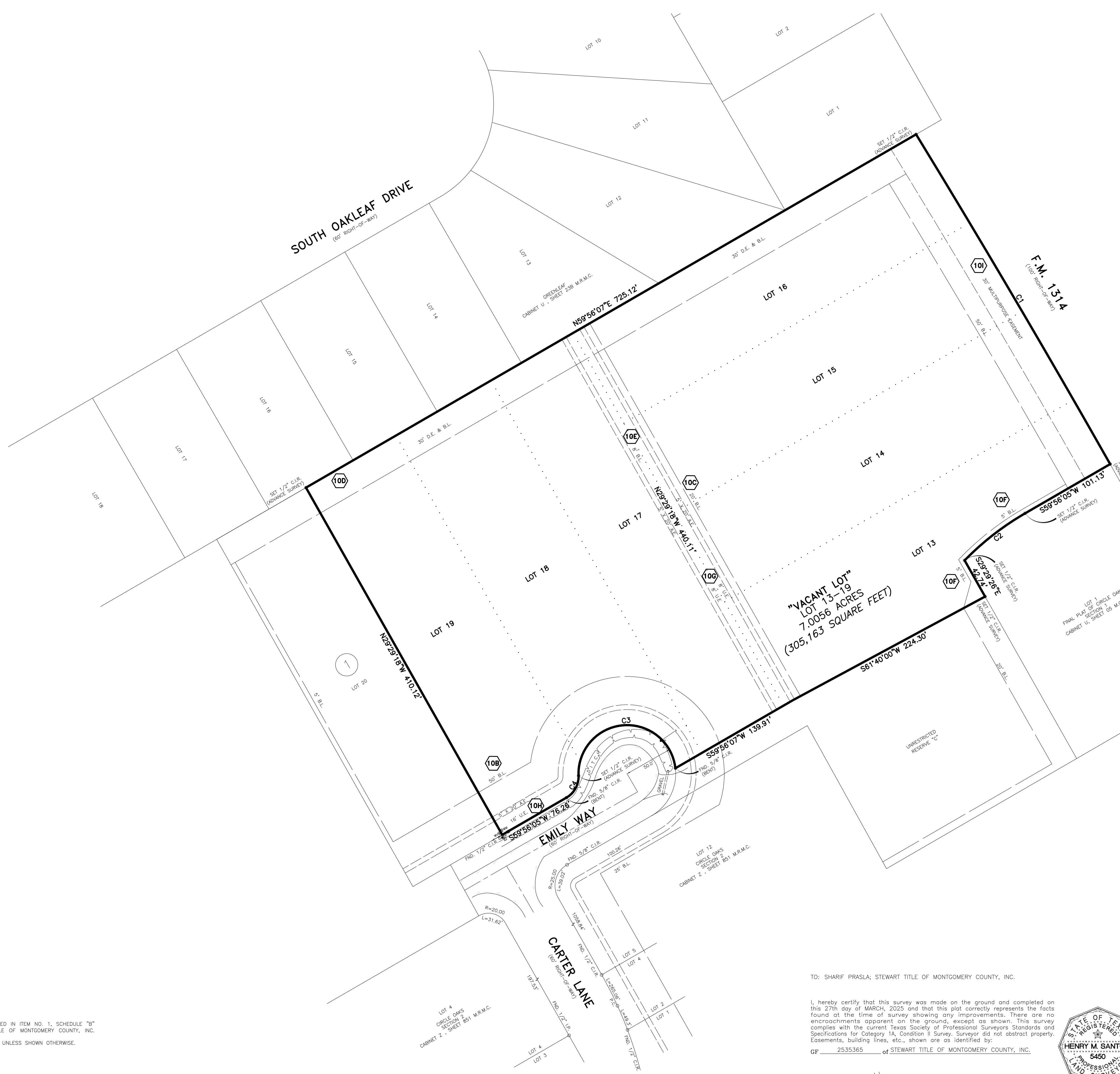


SCALE: 1" = 50'

- LEGEND:**
- AC - ACRES
  - A/C - AIR CONDITION
  - A.E. - AERIAL EASEMENT
  - B.L. - BUILDING LINE
  - BLDG. - BUILDING
  - BO. - BOLLARD
  - CB - CATCH BASIN
  - CONC. - CONCRETE
  - COV. - COVERED
  - CP - CRIMPED PIPE
  - DA - DUMPSTER AREA
  - ELEC. - ELECTRIC
  - ESMT. - EASEMENT
  - FC - FIRM CODE
  - FH - FIRE HYDRANT
  - FND. - FOUND
  - GM - GAS METER
  - MCCF - MONTGOMERY COUNTY CLERKS FILE
  - MCCR - MONTGOMERY COUNTY DEED RECORDS
  - MCMR - MONTGOMERY COUNTY MAP RECORDS
  - HCPS - HANDICAP PARKING SPACE
  - HLP&P - HOUSTON LIGHTING & POWER
  - I.P. - IRON PIPE
  - I.R. - IRON ROD
  - LP - LIGHT POST
  - MH - MANHOLE
  - MW - MONITORING WELL
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - PP - POWER POLE
  - PS - PARKING SPACES
  - PTP - PINCHED TOP PIPE
  - R.O.W. - RIGHT OF WAY
  - RR - RAILROAD
  - SAN. - SANITARY
  - SP - SERVICE POLE
  - SQ. FT. - SQUARE FEET
  - S.S.E. - SANITARY SEWER EASEMENT
  - STM. - STORM
  - STM.S.E. - STORM SEWER EASEMENT
  - SWBT - SOUTHWESTERN BELL TELEPHONE
  - TEL. - TELEPHONE
  - TLP - TRAFFIC LIGHT POLE
  - TSB - TRAFFIC SIGNAL BOX
  - U.E. - UTILITY EASEMENT
  - WM - WATER METER
  - WV - WATER VALVE
  - WBW - BARBED WIRE FENCE
  - WV - CHAIN LINK FENCE
  - WC - CONCRETE
  - CC - COVERED CONCRETE
  - ASPHALT
  - OHPL - OVERHEAD POWER LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - ELECTRIC BOX
  - GUY ANCHOR
  - PP - POWER POLE
  - TELEPHONE PEDESTAL
  - WM - WATER METER
  - WV - WATER VALVE

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	11935.00	393.46	1°53'26"	S30°29'11"E - 393.44
C2	290.00	79.01	15°36'37"	S52°07'47"W - 78.77
C3	50.00	153.38	175°45'39"	S85°37'59"W - 99.93
C4	25.00	27.16	162°14'28"	S28°50'57"W - 25.84



- SCHEDULE "B" ITEMS:**
- 10B** BUILDING LINE 50 FEET WIDE ALONG THE FRONT PROPERTY LINE OF THE SUBJECT PROPERTY, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (PLOTTED AS SHOWN)
  - 10C** BUILDING LINE 20 FEET WIDE ALONG THE REAR PROPERTY LINE OF THE SUBJECT PROPERTY, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO LOTS 13, 14, 15, AND 16) (PLOTTED AS SHOWN)
  - 10D** BUILDING LINE AND DRAINAGE EASEMENT 30 FEET WIDE ALONG THE NORTHWESTERLY PROPERTY LINE OF THE SUBJECT PROPERTY, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO LOTS 16, 17, 18, AND 19) (PLOTTED AS SHOWN)
  - 10E** BUILDING LINE 8 FEET WIDE ALONG THE NORTHEASTERLY PROPERTY LINE OF THE SUBJECT PROPERTY, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO LOT 17) (PLOTTED AS SHOWN)
  - 10F** BUILDING LINE 5 FEET WIDE ALONG THE UPPER SOUTH PROPERTY LINE AND THE LOWER EASTERLY LINE OF THE SUBJECT PROPERTY, INCREASING TO 20 FEET WIDE AT THE LOWER SOUTHEASTERLY CORNER THEREOF, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO LOTS 13) (PLOTTED AS SHOWN)
  - 10G** UTILITY EASEMENT 16 FEET WIDE CENTERED ON THE COMMON PROPERTY LINE BETWEEN LOTS 17 AND LOTS 13, 14, 15, AND 16, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT THERETO, FOR THE USE OF PUBLIC UTILITIES, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (PLOTTED AS SHOWN)
  - 10H** UTILITY EASEMENT 16 FEET WIDE ALONG THE FRONT PROPERTY LINE OF SUBJECT PROPERTY, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT THERETO, FOR THE USE OF PUBLIC UTILITIES, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO LOTS 17, 18, AND 19) (PLOTTED AS SHOWN)
  - 10I** A 30 FOOT MULTI-PURPOSE EASEMENT ALONG THE FRONT PROPERTY LINE OF THE SUBJECT PROPERTY, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (AS TO LOTS 13, 14, 15, AND 16) (PLOTTED AS SHOWN)
  - 10J** BUILDING LINE 5 FEET WIDE ON EITHER SIDE OF ALL LOT LINES, UNLESS OTHERWISE NOTED, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - 10K** UTILITY EASEMENT 5 FEET WIDE ALONG ALL INTERIOR LOT LINES, UNLESS OTHERWISE NOTED, AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - 10L** BUILDING LINE 20 FEET WIDE ALONG THE REAR PROPERTY LINE OF ALL LOTS AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 851 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - 10M** A 30 FOOT SHARED ACCESS EASEMENT ALONG FM 1314 TO BE USED BY LOT OWNERS IN CIRCLE OAKS SECTION ONE AND TWO THAT HAVE LOTS WITH FRONTAGE ALONG FM 1314, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007-110343 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - 10N** A 30 FOOT MULTI-PURPOSE EASEMENT FOR A DRIVING SURFACE AND LOT ACCESS RESERVED ALONG FM 1314 TO ALL LOTS IN CIRCLE OAKS SECTION ONE AND TWO, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007-110343 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. (PLOTTED AS SHOWN)
  - 10O** A 16 FOOT MULTI-PURPOSE UTILITY EASEMENT RESERVED ALONG ALL THE BOUNDARIES OF EACH LOT; HOWEVER, IF THESE 16 FOOT MULTI-PURPOSE EASEMENTS CONFLICT OR OVERLAP WITH ANY EASEMENTS REFLECTED ON THE PLAT, THE PLAT SHALL PREVAIL, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007-110343 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - 10P** BUILDING LINES 10 FEET WIDE ALONG INTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY, EXCEPT THAT A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 60 FEET OR MORE FROM THE FRONT PROPERTY LINE MAY BE A MINIMUM DISTANCE OF 5 FEET FROM INTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007-110343 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - 10Q** ANY MOBILE HOME THAT EXCEEDS 72 FEET IN LENGTH SHALL NOT BE PLACED ON ANY LOT THAT HAS LESS THAN 100 FOOT FRONTAGE ON A MAIN ROAD, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007-110343 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

- NOTES:**
- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE OF MONTGOMERY COUNTY, INC. UNDER G.P. NO. 2535365.
  - EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
  - FENCES AS SHOWN.

**FLOOD NOTE:**  
 SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X" UNSHADED.  
 MAP # 48335C, PANEL 02236, DATED 08-18-11. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

TO: SHARIF PRASLA; STEWART TITLE OF MONTGOMERY COUNTY, INC.

I, hereby certify that this survey was made on the ground and completed on this 27th day of MARCH, 2025 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:  
 GP 2535365 of STEWART TITLE OF MONTGOMERY COUNTY, INC.

Henry M. Santos 03-27-25  
 HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450



- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT: 2025, Advance Surveying, Inc. (Email: advance\_surveying@att23.com)



PURCHASER: SHARIF PRASLA	SCALE: 1" = 50'
ADDRESS: 17452 FM 1314 CONROE, TEXAS 77302	FIELD WORK: 03-25-25/DB
LENDER: -	DRAFTING: 03-27-25/CO
TITLE CO.: STEWART TITLE OF MONTGOMERY COUNTY, INC.	FINAL CHECK: 25/AT
JOB NO.: 0313835-25-01	REVISIONS:
G.F. NO.: 2535365	
KEY MAP: N/A	

**ADVANCE SURVEYING, INC.**  
 10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • FIRM NO. 10099200