



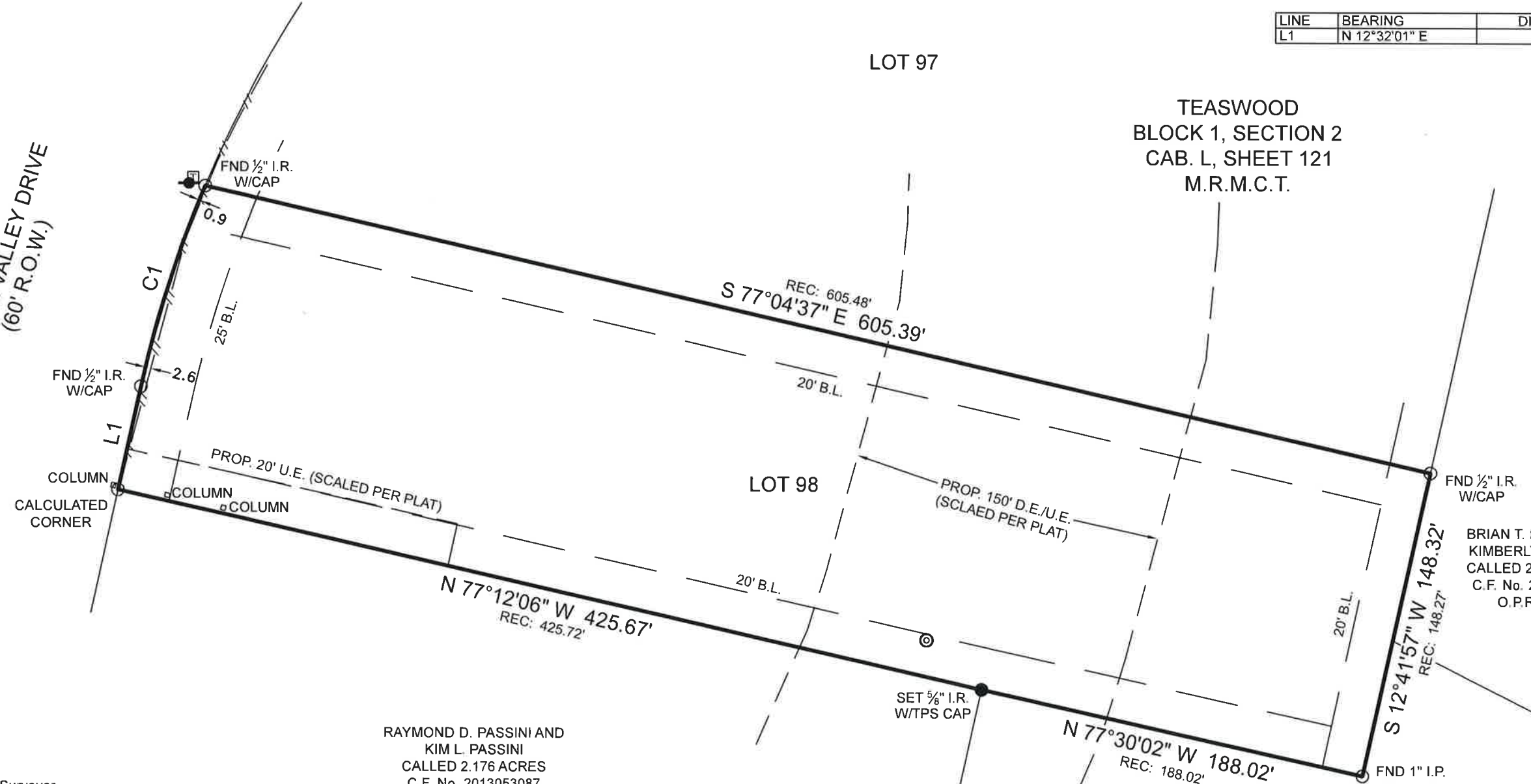
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 570.00' | 100.58' | 100.45' | N 17°31'35" E | 10°06'37" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 12°32'01" E | 50.51' |



- SYMBOL LEGEND**
- Wood Fence
 - Manhole
 - Power Pole
 - Telephone Pedestal

PARADISE VALLEY DRIVE
(60' R.O.W.)



LOT 97

TEASWOOD
BLOCK 1, SECTION 2
CAB. L, SHEET 121
M.R.M.C.T.

LOT 98

BRIAN T. BEACH AND
KIMBERLY D. BEACH
CALLED 2.999 ACRES
C.F. No. 2002096533
O.P.R.M.C.T.

BOUNDARY SURVEY

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

RAYMOND D. PASSINI AND
KIM L. PASSINI
CALLED 2.176 ACRES
C.F. No. 2013053087
O.P.R.M.C.T.

MARK C. SHORES
CALLED 2.823 ACRES
C.F. No. 2014089608
O.P.R.M.C.T.

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.

This Property Lies in Zone X, Shaded Zone X, Zone AE and Zone AE (floodway) and a portion does appear to lie within the 100 Year Flood Plain Per Community Panel No. 48339C0380G having an effective date of 8/18/2014.

Job No.: G66-08
Scale: 1"=60'
Date: 2/15/2021
Drawn By: TK
Field Crew: KH
Revised:

Purchaser Gentry Classic Homes
Address 10205 Paradise Valley Drive, Conroe, TX, 77304
Lot 98, Block 1, Section 2
Survey James Edwards, A 190
Area _____
Subdivision Teaswood
Cabinet L, Sheet 121, Map Records
Montgomery County, Texas

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
Basis of Bearings

Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125

