

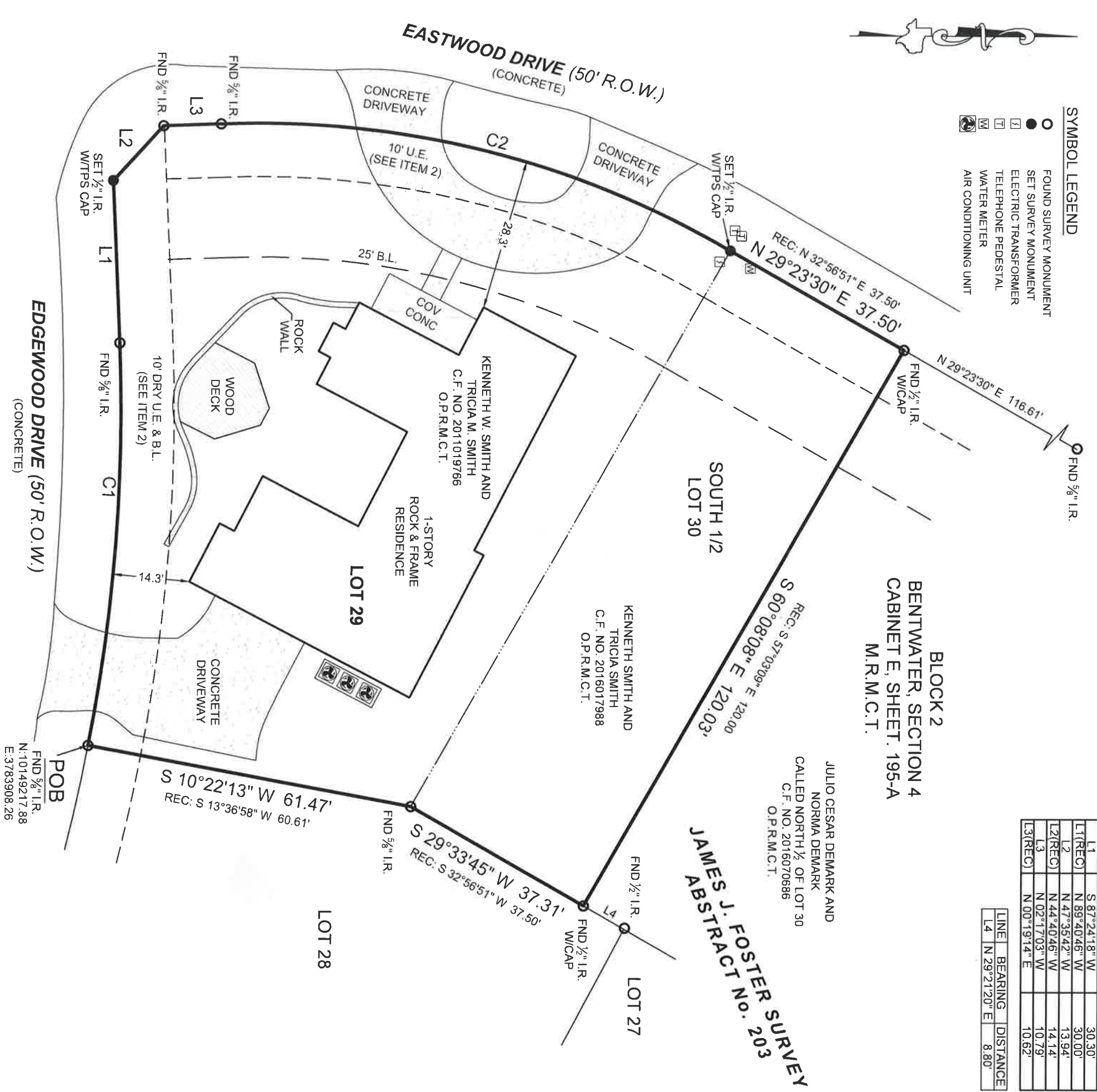


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	325.00'	75.63'	75.46'	N 85°48'45" W	13°19'59"
C-2	175.00'	99.82'	98.47'	S 13°38'39" W	32°40'54"

LINE	BEARING	DISTANCE
L1	S 87°24'18" W	30.30'
L1(REC)	N 89°40'46" W	30.00'
L2	N 47°35'42" W	13.94'
L2(REC)	N 44°40'46" W	14.14'
L3	N 02°17'03" W	10.79'
L3(REC)	N 00°19'14" E	10.62'

LINE	BEARING	DISTANCE
L4	N 29°21'20" E	8.80'

- SYMBOL LEGEND**
- FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT
 - ELECTRIC TRANSFORMER
 - ▭ TELEPHONE PEDESTAL
 - ⊞ WATER METER
 - ⊞ AIR CONDITIONING UNIT



BOUNDARY & IMPROVEMENT SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. NO. 2766916-H043
 EFFECTIVE DATE: 08/12/2022

- 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 10a. SCHEDULE B. OF SAID TITLE COMMITMENT.
 - EASEMENT PER C.F. No. 2019106770. R.P.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
 - TERMS, CONDITIONS, AND STIPULATIONS IN AGREEMENT PER C.F. No. 2008082625. O.P.R.M.C.T. (DOES NOT AFFECT)
 - TERMS, CONDITIONS, AND STIPULATIONS IN AGREEMENT PER C.F. No. 2013090459. O.P.R.M.C.T. (DOES NOT AFFECT)

PROJECT NUMBER 27174

DATE 08-31-2022

DRAWN BY IM

CHECKED BY ADD / DVB

FIELD CREW JL

REVISION 1

REVISION 2

REVISION 3

REVISION 4

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0225G HAVING AN EFFECTIVE DATE OF 08/19/2014.

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

BEING A 0.347 ACRE TRACT OF LAND SITUATED IN THE JAMES J. FOSTER SURVEY, ABSTRACT NUMBER 203, MONTGOMERY COUNTY, TEXAS, BEING COMPRISED OF THAT CERTAIN TRACT DESCRIBED AS LOT 29 OF BLOCK 2, BENTWATER, SECTION 4, AS RECORDED IN CABINET E, SHEET 195-A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.), IN INSTRUMENT TO KENNETH W. SMITH AND TRIGIA M. SMITH, RECORDED UNDER CLERK'S FILE NUMBER 2011019786 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), AND A PORTION OF THAT CERTAIN TRACT DESCRIBED AS LOT 30 OF SAID BLOCK 2, IN INSTRUMENT TO KENNETH SMITH AND TRIGIA SMITH, RECORDED UNDER CLERK'S FILE NUMBER 2016017988, O.P.R.M.C.T., SAID 0.347 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

TPS TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7147 Fax: 936.756.7448
 www.tpsurveyingtexas.com
 Firm No. 10083400

PURCHASER: HAROLD FULTON AND JENNIFER FULTON
ADDRESS: 34 EASTWOOD DR, MONTGOMERY, TX 77356
SURVEY: JAMES J FOSTER, A - 203
SUBDIVISION: LOT 29 AND THE SOUTH 1/2 OF LOT 30, BLOCK 2
RECORDING: BENTWATER, SECTION 4
COUNTY: CABINET E, SHEET 195A, MAP RECORDS
 MONTGOMERY

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

