

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY; EFFECTIVE DATE: APRIL 11, 2022; G.F. No. CTH-WD-CTT22757711F; COMMITMENT No. CTT22757711; ISSUED: APRIL 14, 2022.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON. THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER THE FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48339C0250G, DATED AUGUST 18, 2014. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT HTTP://WWW.FEMA.GOV/INDEX.SHTM.

TRACT 1

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N67°14'55"W	39.96'
L2	N70°53'55"W	35.62'
L3	N26°44'37"W	25.56'
L4	N2°42'49"E	12.86'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1(M)	86.91'	190.00'	26°12'30"	S 19°44'09" W	86.15'
C1(R)	86.91'	190.00'			
C2(M)	10.96'	330.00'	1°54'10"	S 31°53'19" W	10.96'
C2(R)	10.96'	330.00'			
C3(M)	47.77'	190.00'	14°24'19"	S 00°21'31" E	47.64'
C3(R)					
C4(M)	99.08'	330.00'	17°12'08"	S 22°13'23" W	98.71'
C4(R)					

TRACT 2

LINE TABLE		
NUMBER	BEARING	LENGTH
L5	N37°46'39"W	18.45'
L6	N46°45'39"W	55.57'
L7	N68°31'18"W	29.90'

LEGAL DESCRIPTIONS

TRACT 1:
BEING A SURVEYED 1.3466 ACRE TRACT (58,658 SQUARE FEET) SITUATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT NUMBER 15, MONTGOMERY COUNTY, TEXAS AND A PORTION OF CALLED LOT 708, ROYAL FOREST SUBDIVISION, SECTION 1 (UNRECORDED SUBDIVISION) DESCRIBED IN A CONSTABLE'S RESALE DEED TO LAURA MARIE AHMADIAN RECORDED IN DOCUMENT NUMBER 2020045768, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS (OPRMCT) AND BEING FURTHER DESCRIBED AS A CALLED 1.3639 ACRE TRACT (LOT 708-S) UNDER FILM CODE NUMBER 019-01-1783, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS (RPRMCT); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 1.3466 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF ROYAL FOREST DRIVE AND BEING THE NORTHEAST CORNER OF A CALLED 2.7990 ACRE TRACT (ALSO CALLED LOT 709) DESCRIBED IN COUNTY CLERK'S FILE NO. 2010-005373, OPRMCT;

THENCE SOUTH 07°56'32" EAST, 102.28 FEET WITH THE WEST MARGIN LINE OF ROYAL FOREST DRIVE TO A 5/8 INCH IRON ROD FOUND IN SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND BEING A POINT OF CURVATURE TO THE RIGHT;

THENCE WITH SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 47.77 FEET, A DELTA ANGLE OF 14°24'19" AND A LONG CHORD WHICH BEARS SOUTH 00°21'31" EAST, 47.64 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.7990 ACRE TRACT AND FOR THE NORTHEAST CORNER OF A CALLED 1.5860 ACRE TRACT DESCRIBED UNDER FILM CODE NUMBER 019-01-1783, RPRMCT, AND BEING FURTHER DESCRIBED AS A 1.6128 ACRE TRACT SURVEYED THIS SAME DATE HERewith AND ALSO BEING THE UNDERMENTIONED TRACT 2;

THENCE CONTINUING WITH SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 86.91 FEET, A DELTA ANGLE OF 26°12'30" AND A LONG CHORD WHICH BEARS SOUTH 19°44'09" WEST, 86.15 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE CONTINUING WITH SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 10.96 FEET, A DELTA ANGLE OF 01°54'10" AND A LONG CHORD WHICH BEARS SOUTH 31°53'19" WEST, 10.96 FEET TO A 5/8 INCH IRON ROD WITH CAP "TABLEROCK SURVEY, LLC" (HEREINAFTER REFERRED TO AS AN IRON ROD SET) SET FOR THE SOUTHEAST CORNER OF SAID UNDERMENTIONED TRACT 2 AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 99.08 FEET, A DELTA ANGLE OF 17°12'08" AND A LONG CHORD WHICH BEARS SOUTH 22°13'23" WEST, 98.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF MONTGOMERY COUNTY TAX TRUST, TAX ID: R231745 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 76°38'19" WEST, AT 650.25 FEET PASSING AN IRON ROD SET ON THE EAST BANK OF CANEY CREEK AND CONTINUING FOR A TOTAL DISTANCE OF 680.27 FEET WITH THE COMMON LINE OF THE UNDERMENTIONED TRACT 2 TO THE CENTERLINE OF CANEY CREEK AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CENTERLINE OF CANEY CREEK FOR THE FOLLOWING BEARINGS AND DISTANCES:
NORTH 37°46'39" WEST, 18.45 FEET;
NORTH 46°45'39" WEST, 55.57 FEET;
NORTH 68°31'18" WEST, 29.90 FEET TO THE SOUTHEAST CORNER OF THE UNDERMENTIONED TRACT 2 AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 76°38'19" EAST, AT 50.02 FEET PASSING AN IRON ROD SET IN THE EAST BANK OF SAID CANEY CREEK AND CONTINUING FOR A TOTAL DISTANCE OF 800.46 FEET WITH THE COMMON LINE OF SAID UNDERMENTIONED TRACT 2 TO THE POINT OF BEGINNING AND CONTAINING 1.3466 ACRES (58,658 SQUARE FEET).

TRACT 2:
BEING A SURVEYED 1.6128 ACRE TRACT (70,253 SQUARE FEET) SITUATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT NUMBER 15, MONTGOMERY COUNTY, TEXAS AND A PORTION OF CALLED LOT 708, ROYAL FOREST SUBDIVISION, SECTION 1 (UNRECORDED SUBDIVISION) DESCRIBED IN A CONSTABLE'S RESALE DEED TO LAURA MARIE AHMADIAN RECORDED IN DOCUMENT NUMBER 2020045768, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS (OPRMCT) AND BEING FURTHER DESCRIBED AS A CALLED 1.5860 ACRE TRACT (LOT 708-N) UNDER FILM CODE NUMBER 019-01-1783, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS (RPRMCT); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 1.6128 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF ROYAL FOREST DRIVE AND BEING THE NORTHEAST CORNER OF A CALLED 2.7990 ACRE TRACT (ALSO CALLED LOT 709) DESCRIBED IN COUNTY CLERK'S FILE NO. 2010-005373, OPRMCT;

THENCE SOUTH 07°56'32" EAST, 102.28 FEET WITH THE WEST MARGIN LINE OF ROYAL FOREST DRIVE TO A 5/8 INCH IRON ROD FOUND IN SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND BEING A POINT OF CURVATURE TO THE RIGHT;

THENCE WITH SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 47.77 FEET, A DELTA ANGLE OF 14°24'19" AND A LONG CHORD WHICH BEARS SOUTH 00°21'31" EAST, 47.64 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.7990 ACRE TRACT AND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

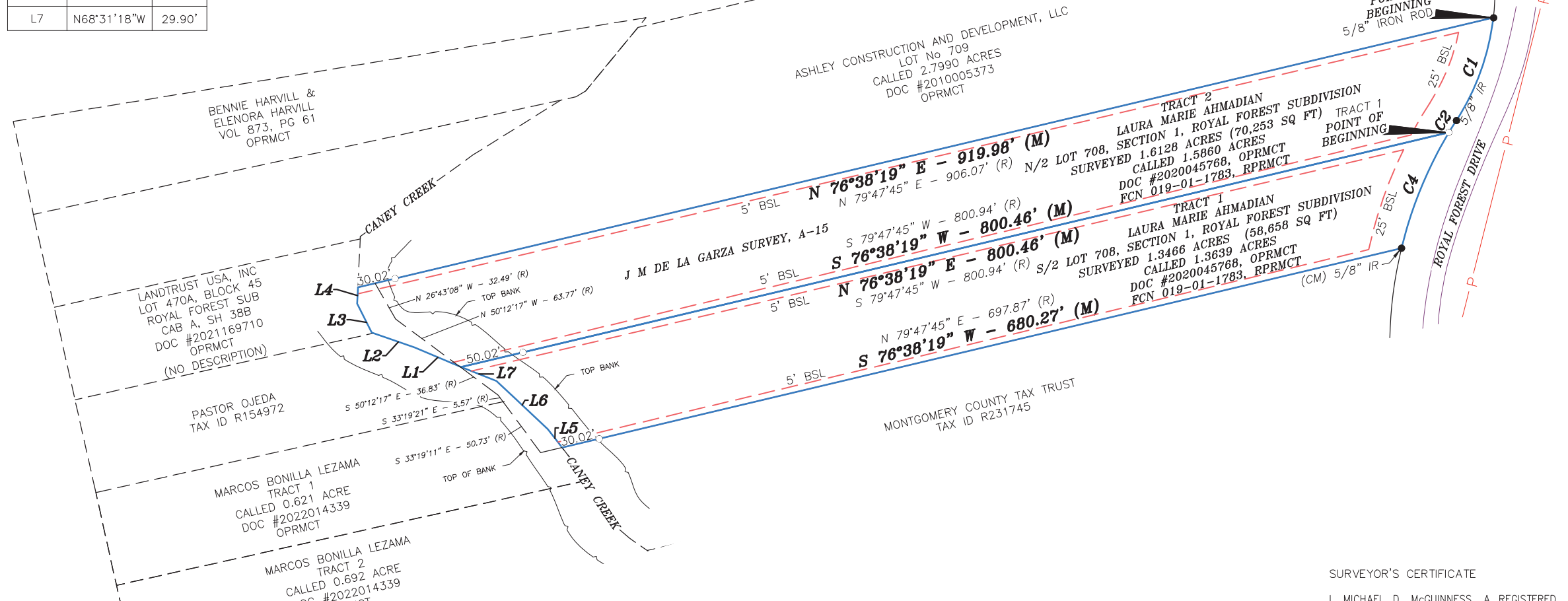
THENCE CONTINUING WITH SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 86.91 FEET, A DELTA ANGLE OF 26°12'30" AND A LONG CHORD WHICH BEARS SOUTH 19°44'09" WEST, 86.15 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE CONTINUING WITH SAID WEST MARGIN LINE OF ROYAL FOREST DRIVE AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 10.96 FEET, A DELTA ANGLE OF 01°54'10" AND A LONG CHORD WHICH BEARS SOUTH 31°53'19" WEST, 10.96 FEET TO A 5/8 INCH IRON ROD WITH CAP "TABLEROCK SURVEY, LLC" (HEREINAFTER REFERRED TO AS AN IRON ROD SET) SET FOR THE NORTHEAST CORNER OF A CALLED 1.3466 ACRE TRACT DESCRIBED UNDER FILM CODE NUMBER 019-01-1783, RPRMCT, AND BEING FURTHER DESCRIBED AS A 1.6128 ACRE TRACT SURVEYED THIS SAME DATE HERewith AND ALSO BEING THE ABOVEMENTIONED TRACT 1;

THENCE SOUTH 76°38'19" WEST AT 750.44 FEET PASSING AN IRON ROD SET ON THE EAST BANK OF CANEY CREEK AND CONTINUING FOR A TOTAL DISTANCE OF 800.46 FEET WITH THE COMMON LINE OF THE ABOVEMENTIONED TRACT 1 AND THE HEREIN DESCRIBED TRACT TO THE CENTERLINE OF CANEY CREEK AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CENTERLINE OF CANEY CREEK FOR THE FOLLOWING BEARINGS AND DISTANCES:
NORTH 67°14'55" WEST, 39.96 FEET;
NORTH 70°53'55" WEST, 35.62 FEET;
NORTH 26°44'37" WEST, 25.56 FEET;
NORTH 02°42'49" EAST, 12.86 FEET TO THE SOUTHWEST CORNER OF SAID 2.7990 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 76°38'19" EAST, AT 30.02 FEET PASSING AN IRON ROD SET IN THE EAST BANK OF CANEY CREEK AND CONTINUING FOR A TOTAL DISTANCE OF 919.98 FEET WITH THE COMMON LINE OF SAID LOT 709 TO THE PLACE OF BEGINNING CONTAINING 1.6128 ACRES (70,253 SQUARE FEET).



ABBREVIATIONS & SYMBOLS LEGEND

- FOUND AS DESCRIBED ●
- IRON ROD IR
- 5/8" IRON ROD SET
- W/BBLUE CAP INSCRIBED
- "TABLEROCK SURVEY, LLC" UNLESS RECORD CALLS ○
- FIELD MEASURED (R)
- CONTROLLING MONUMENT (M)
- OFFICIAL PUBLIC RECORDS OPRMCT
- MONTGOMERY COUNTY, TEXAS
- DOCUMENT DOC
- PAGE PC
- VOLUME VOL
- POWER POLE
- OVERHEAD POWER LINE
- BUILDING SETBACK LINE BSL

SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
10e: AFFECTS AS SHOWN
10f: MAY AFFECT, UNABLE TO LOCATE
10g: AFFECTS BLANKET EASEMENT IN NATURE
10h: MAY AFFECT, UNABLE TO LOCATE
- © 2022, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
- SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.



SURVEYOR'S CERTIFICATE

I, MICHAEL D. MCGUINNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 4/5/2022, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLSE EASEMENTS, EXCEPT AS SHOWN HEREON.

Michael D. McGuinness
MICHAEL D. MCGUINNESS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1965
5/11/2022
DATE SIGNED



TITLE SURVEY OF:
TBD
ROYAL FOREST DR
CONROE, TEXAS
77303

MONTGOMERY
COUNTY, TEXAS

TABLEROCK SURVEY, LLC
2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

DATE	05/11/2022	CHK	DH
DRWN	WWC	APPR	MDM

