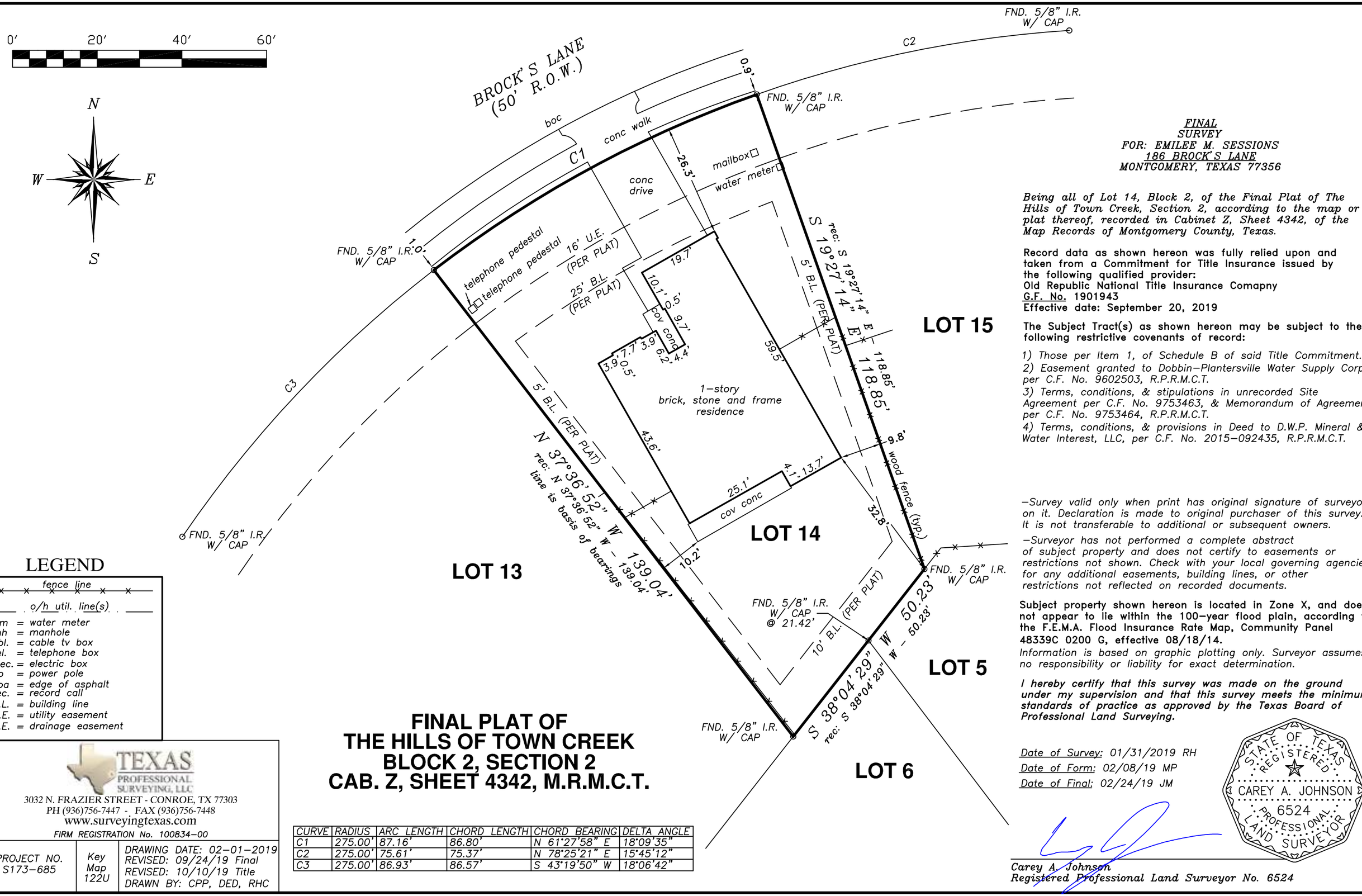

LEGEND

fence line

o/h util. line(s)

wm = water meter
mh = manhole
cbl. = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
eoa = edge of asphalt
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement

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

PROJECT NO.	Key Map	DRAWING DATE: 02-01-2019
S173-685	122U	REVISED: 09/24/19 Final REVISED: 10/10/19 Title DRAWN BY: CPP, DED, RHC

FINAL PLAT OF THE HILLS OF TOWN CREEK BLOCK 2, SECTION 2 CAB. Z, SHEET 4342, M.R.M.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	87.16'	86.80'	N 61°27'58" E	18°09'35"
C2	275.00'	75.61'	75.37'	N 78°25'21" E	15°45'12"
C3	275.00'	86.93'	86.57'	S 43°19'50" W	18°06'42"

FINAL
SURVEY
FOR: EMILEE M. SESSIONS
186 BROCK'S LANE
MONTGOMERY, TEXAS 77356

Being all of Lot 14, Block 2, of the Final Plat of The Hills of Town Creek, Section 2, according to the map or plat thereof, recorded in Cabinet Z, Sheet 4342, of the Map Records of Montgomery County, Texas.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Old Republic National Title Insurance Comapny
G.F. No. 1901943
Effective date: September 20, 2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

1) Those per Item 1, of Schedule B of said Title Commitment.
2) Easement granted to Dobbin-Plantersville Water Supply Corp. per C.F. No. 9602503, R.P.R.M.C.T.
3) Terms, conditions, & stipulations in unrecorded Site Agreement per C.F. No. 9753463, & Memorandum of Agreement per C.F. No. 9753464, R.P.R.M.C.T.
4) Terms, conditions, & provisions in Deed to D.W.P. Mineral & Water Interest, LLC, per C.F. No. 2015-092435, R.P.R.M.C.T.

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property 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 documents.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0200 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 01/31/2019 RH
Date of Form: 02/08/19 MP
Date of Final: 02/24/19 JM

STATE OF TEXAS · REGISTERED · CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524