

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	9.79'	9.79'	S 74° 31' 56" W	4° 29' 13"

LINE	BEARING	DISTANCE
L1	S 74° 17' 15" W	14.25'
L2	S 84° 52' 00" W	2.12'
L3	N 61° 32' 16" E	26.63'

SYMBOL LEGEND

- EDGE OF ASPHALT
- IRON FENCE
- FOUND SURVEY MONUMENT
- ELECTRIC TRANSFORMER (ET)
- FIBER OPTIC CABLE MARKER
- LIGHT POST
- METER POLE (MP)

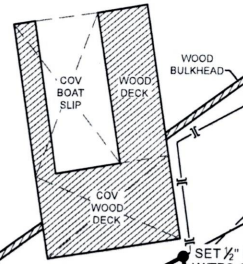


LAKE CONROE

ZONE "AE"

ZONE "X"

WILLIAM ATKINS SURVEY
ABSTRACT NO. 3



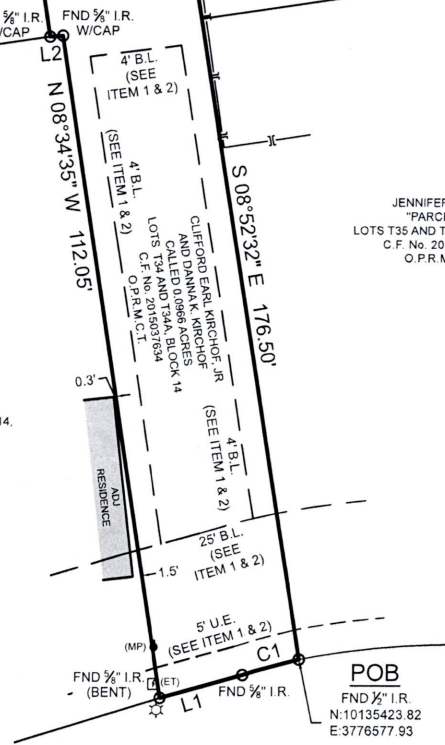
CLIFFORD EARL KIRCHOF, JR. AND
DANNA K. KIRCHOF
CALLED 0.0966 ACRES
C.F. No. 2015037634
O.P.R.M.C.T.

RONALD J. DICKMAN
"TRACT FOUR"
CALLED 0.2093 ACRES
C.F. No. 2010106631
O.P.R.M.C.T.

CAPE CONROE
SECTION 2
CAB. A, SHEET 77B
M.R.M.C.T.

JENNIFER GORE
"PARCEL B"
LOTS T35 AND T36, BLOCK 14,
C.F. No. 201115518
O.P.R.M.C.T.

RONALD J. DICKMAN
"TRACT ONE"
LOTS T32 AND T33, BLOCK 14,
C.F. No. 2010106631
O.P.R.M.C.T.



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. NO. 2300462
EFFECTIVE DATE: MARCH 6, 2023

- 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 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
 - 10' BUILD LINES & EASEMENTS PER CAB. A, SHEET 77B, M.R.M.C.T. (AFFECTS AS SHOWN)

LAKE VIEW DRIVE (60' R.O.W.)

BOUNDARY SURVEY

BEING A 0.096 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ATKINS SURVEY, ABSTRACT NUMBER 3, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 0.0966 ACRE TRACT DESCRIBED IN INSTRUMENT TO CLIFFORD EARL KIRCHOF, JR. AND DANNA K. KIRCHOF, RECORDED UNDER CLERK'S FILE NUMBER 2015037634 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.0966 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

PROJECT NUMBER	31888
DATE	04/10/2023
DRAWN BY	ADV
CHECKED BY	TNK
FIELD CREW	JL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0200G HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
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www.surveyingtexas.com
Firm No. 10093400

PURCHASER.....ANDREW DAVID WOODSIDE
ADDRESS.....808 LAKE VIEW DRIVE, MONTGOMERY, TX 77356
SURVEY.....WILLIAM ATKINS, A - 3
SUBJECT.....0.096 ACRES
COUNTY.....MONTGOMERY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

