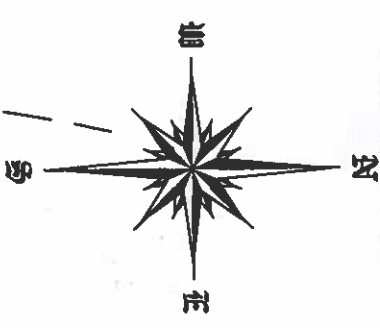


**CARRIAGE HILLS
SECTION 1, BLOCK 1
CAB. B, SHT. 127B, M.C.M.R.**



**BOUNDARY & IMPROVEMENT
SURVEY**
FOR: KYUNG LEE and SANG LEE
2438 RIPPLEWOOD DRIVE
CONROE, TEXAS 77384

BEING ALL OF LOT 21, BLOCK 1, OF CARRIAGE HILLS,
SECTION ONE, AS RECORDED IN CABINET B, SHEET 127B
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:
Chicago Title Ins. Co.
G.F. No. CIT17682090
Effective date: 06/05/2017

The Subject Tract(s) as shown hereon may be subject to the
following restrictive covenants of record:
Subject to applicable restrictive covenants listed under Items
1 & 10 of SCHEDULE B of said Title Commitment.

- 1) Those as per Cab. B, Sheet 127B, M.C.M.R.
- 2) There exists a 10'x20' A.E. adjacent to all U.E. shown
hereon.
- 3) Building line restrictions per Vol. 1054, Pg. 840, M.C.D.R.

-Survey is valid only if print has original signature of surveyor
on it. Declaration is made to original purchaser of this survey.
It is not transferable to additional institutions 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 plat.

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 0510 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: 07/14/17 KH



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

Peter C. Wolschrijn
Called 4.98 Ac.
C.F. #2013092501
O.P.R.M.C.T.

Rec: N 00°43'37" E 133.14'
N 00°43'37" E 133.25'

LEGEND

- w/m = water meter
- m/h = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eo = edge of asphalt
- rec. = record call
- BL = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County
Deed Records
- M.C.M.R. = Montgomery County
Map Records



3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGINTEXAS.COM
PRM REGISTRATION No. 100834-00

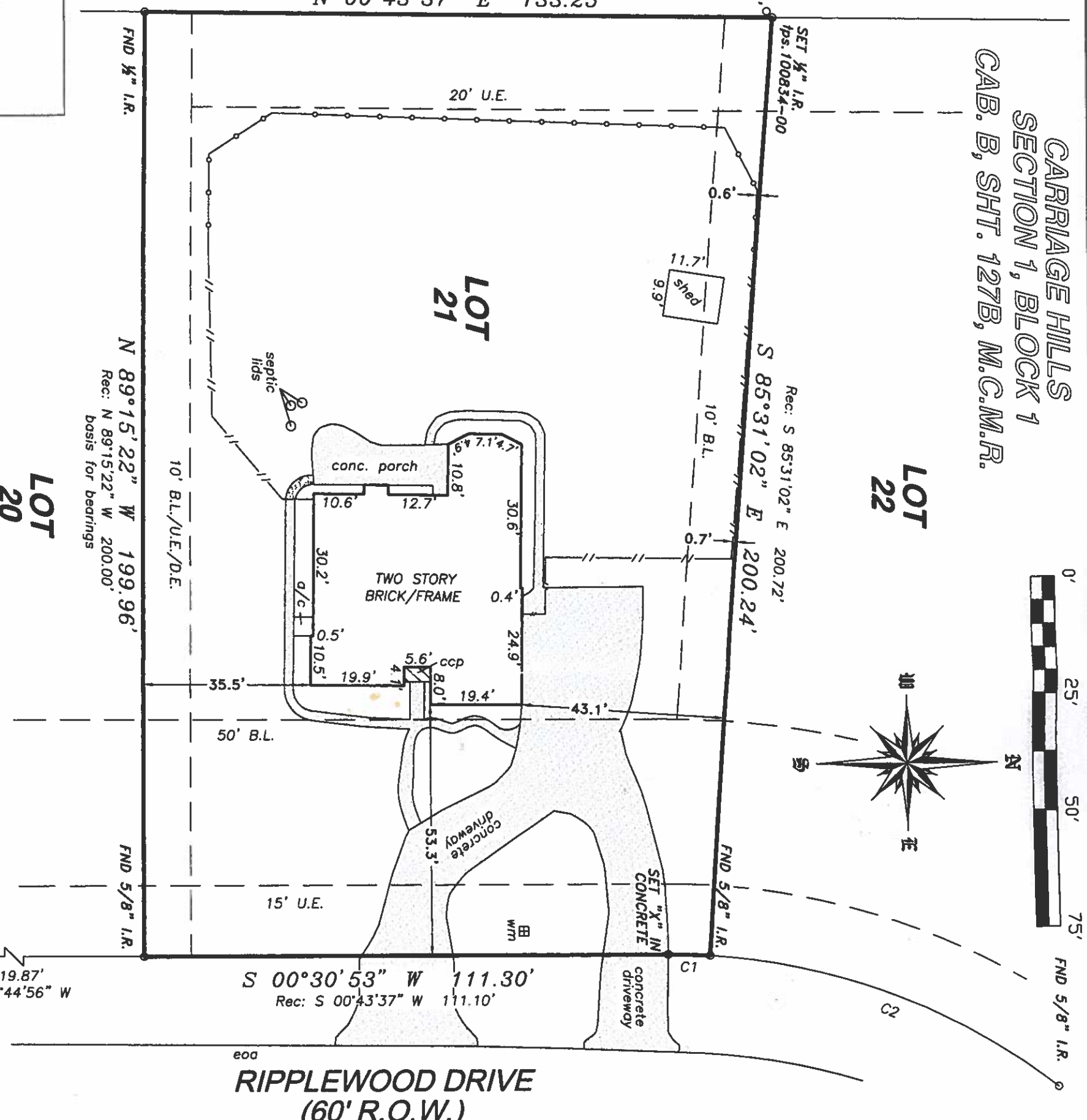
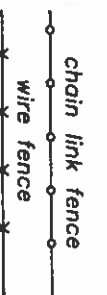
PROJECT NO.
C281-218

Key
Map
217A

DRAWING DATE: 07/17/17

REVISED:
DRAWN BY: CDF

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.83'	8.90'	8.90'	S 02°28'20" W	3°45'11"
C2	135.83'	80.20'	79.04'	N 21°15'49" E	33°49'46"



**RIPPLEWOOD DRIVE
(60' R.O.W.)**

119.87'
S 00°44'56" W

S 00°30'53" W 111.30'
Rec: S 00°43'37" W 111.10'

N 89°15'22" W 199.96'
Rec: N 89°15'22" W 200.00'
basis for bearings

Rec: S 85°31'02" E 200.72'
S 85°31'02" E 200.24'

Rec: N 00°43'37" E 133.14'
N 00°43'37" E 133.25'