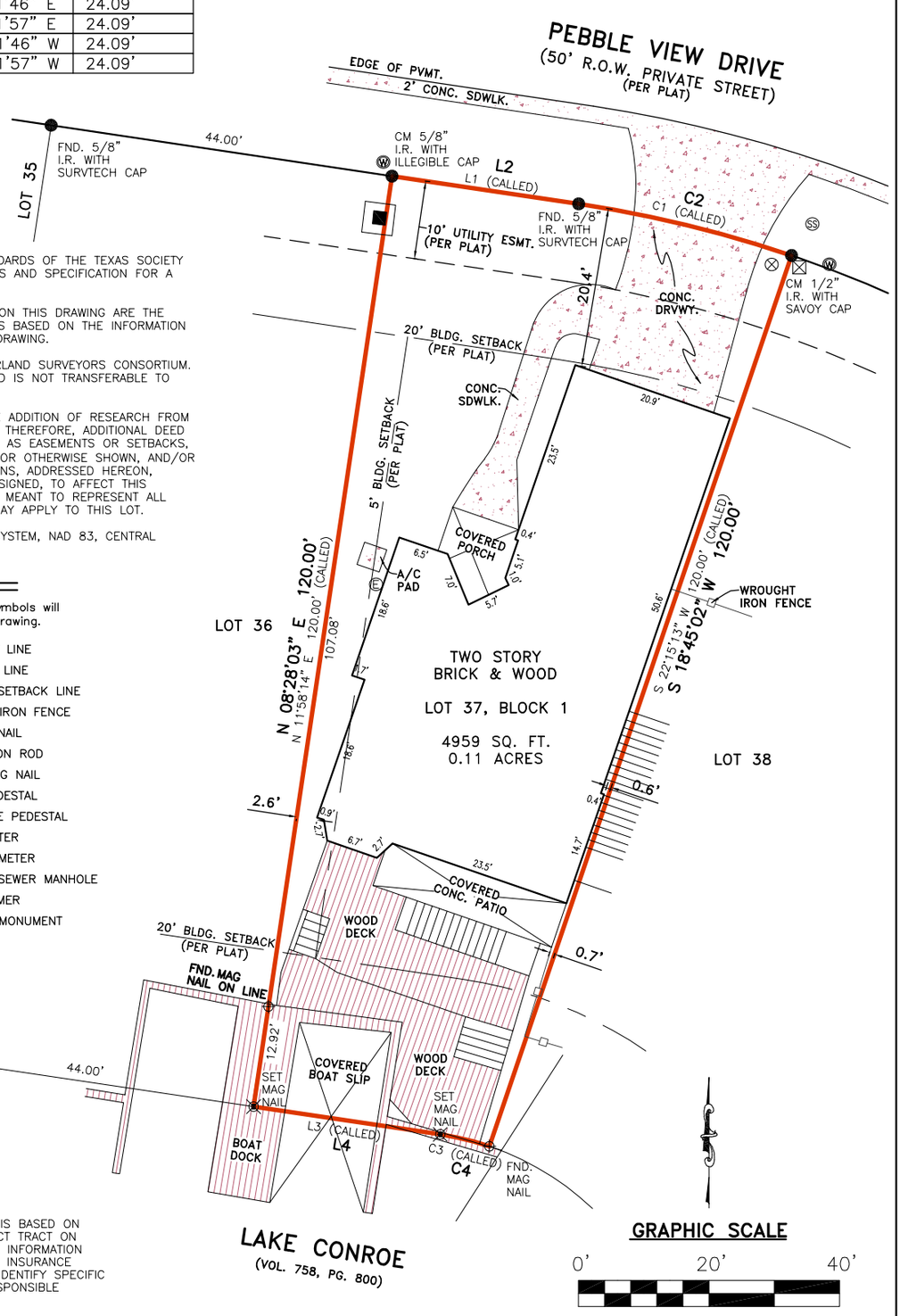
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	156.00'	28.00'	---	---	---
C2	156.00'	28.00'	27.96'	S 76°23'26" E	10°17'02"
C3	36.00'	6.46'	---	---	---
C4	36.00'	6.46'	6.45'	N 76°23'21" W	10°17'12"

LINE	BEARING	DISTANCE
L1	S 78°01'46" E	24.09'
L2	S 81°31'57" E	24.09'
L3	N 78°01'46" W	24.09'
L4	N 81°31'57" W	24.09'



SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1B, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WROUGHT IRON FENCE
- SET MAG NAIL
- FOUND IRON ROD
- FOUND MAG NAIL
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- TRANSFORMER
- CM CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48339C PANEL: 0225 G
REV. DATE: 08/18/2014
ZONE: "AE" & "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE
0' 20' 40'

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to MICHAEL RODRIGUEZ and --
that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Borrower/Owner: ALBERT T. TAXIS
Address: 12350 PEBBLE VIEW DR., CONROE, TX 77304 GF No. --

Legal Description of the Land:
LOT THIRTY-SEVEN (37), IN BLOCK ONE (1), PEBBLE GLEN ON THE LAKE, A SUBDIVISION OF 22.891 ACRES LOCATED IN THE JAMES EDWARDS SURVEY, ABSTRACT NO. 190, OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECOREED IN CABINET N, SHEETS 125-128 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET N, SHEETS 125-128, MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:

"LAND TITLE" SURVEY

JOB NO.:	2602050864	NO.	REVISION	DATE
DATE:	02/28/26			
DRAWN BY:	UR/PD			
APPROVED BY:	DMC			

STATE OF TEXAS
REGISTERED
DONALD M. COOKSTON
4733
PROFESSIONAL
LAND SURVEYOR

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FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733

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