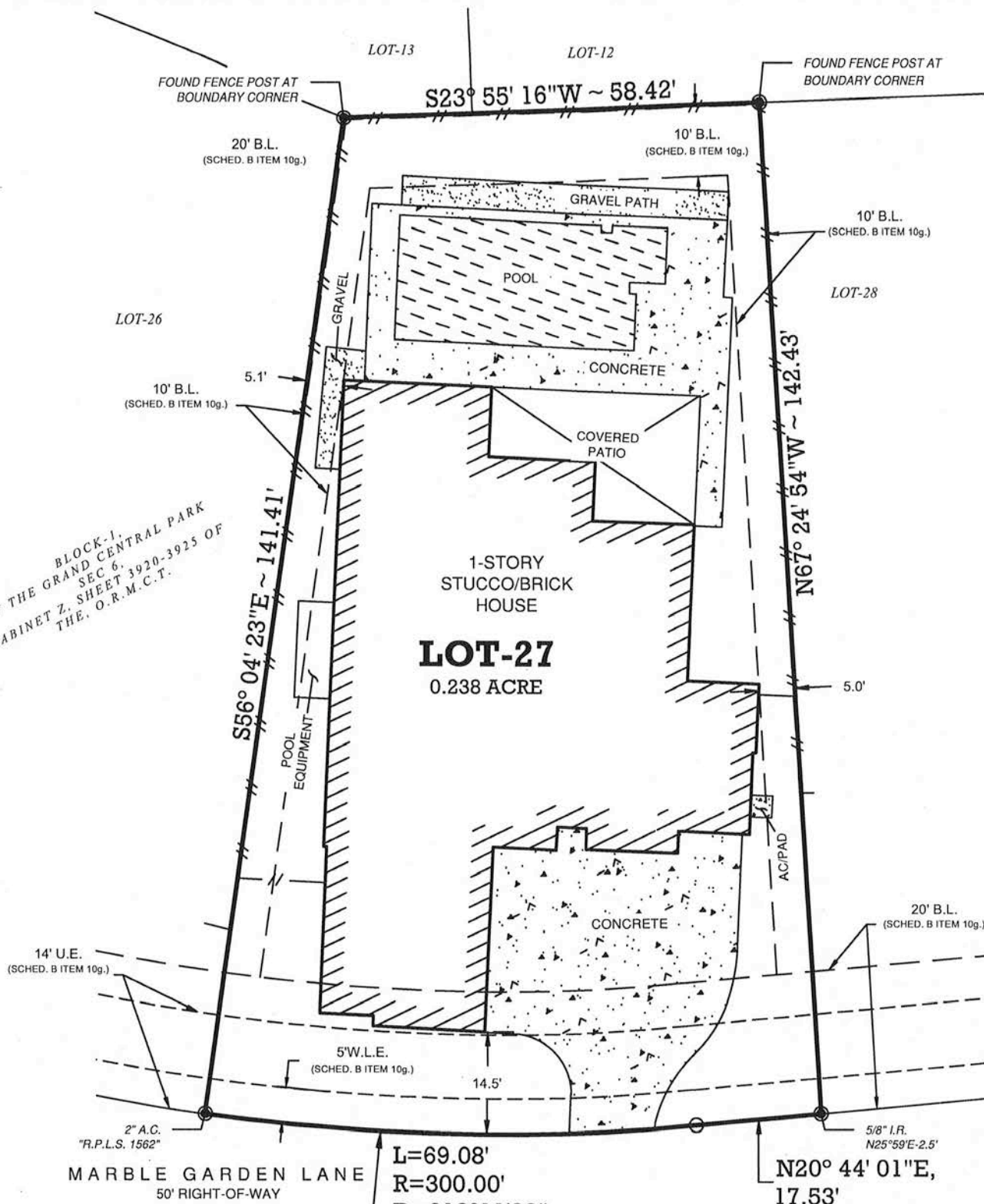


BLOCK-1,
OF THE GRAND CENTRAL PARK
SEC 6,
CABINET Z, SHEET 3920-3925 OF
THE O.R.M.C.T.



LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	SET 5/8" IRON ROD W/ CAP
I.R.	IRON ROD
A.C.	ALUMINUM CAP
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
--	FENCE
O.R.M.C.T.	OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

L=69.08'
R=300.00'
D=013°11'38"
CHB=N27°20'13"E
CHD=68.93'

SURVEYOR'S NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SP= 0.999885).
- THE ADDRESS OF THE PROPERTY SURVEYED IS: 253 MARBLE GARDEN LANE, CONROE TX, 77304.
- THE PROPERTY SURVEYED LIES IN ZONE "X" (SHADED) ACCORDING TO THE FEMA FIRM MAP# 48339C0390G, DATED AUGUST 18, 2014.
- THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 23-2739-SA, EFFECTIVE DATE OF JANUARY 19, 2023.

SCHEDULE B ITEMS:
10g.) MATTERS REFLECTED ON PLAT, AS RECORDED IN CABINET Z, SHEET 3920-3925, O.R.M.C.T., DOES AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.



JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

02-20-2023
DATE

I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition III.



SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
3221 S. MAIN STREET, PEARLAND, TX 77581
PHONE: 281-489-5656
WWW.SP-SURVEYING.COM
TBPLS# 10194401



0 10' 20'
SCALE: 1" = 20'

LAND TITLE SURVEY

OF LOT-27, BLOCK-1, OF THE GRAND CENTRAL PARK SEC 6, AS RECORDED IN CABINET Z, SHEET 3920-3925 OF THE O.R.M.C.T. SITUATED IN THER. HOUSE SURVEY, A-245, MONTGOMERY COUNTY, TEXAS