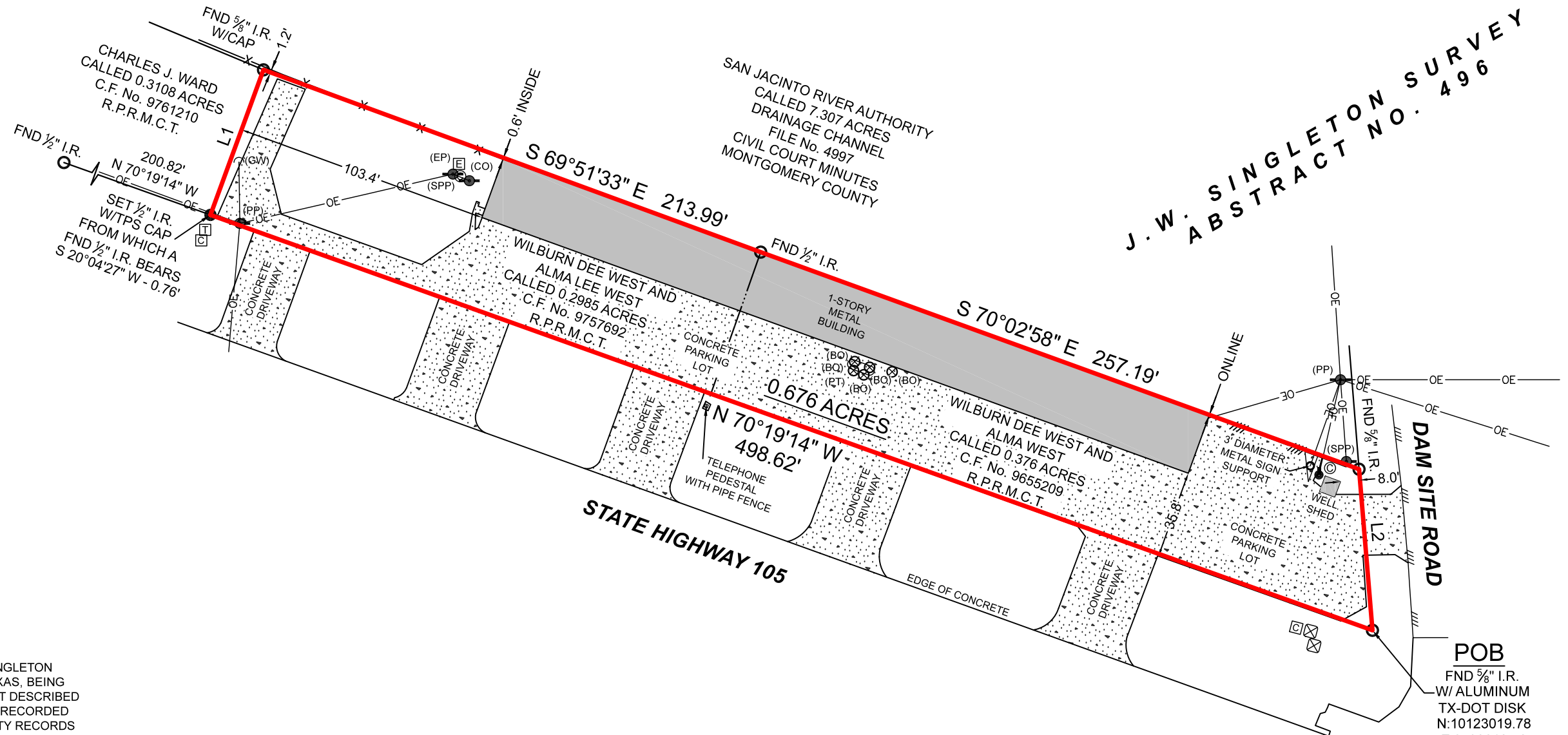


LINE	BEARING	DISTANCE
L1	N 20°04'27" E	62.42'
L2	S 04°45'01" E	65.33'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE
- SHEET METAL FENCE
- BOLLARD (BO)
- CABLE PEDESTAL
- CLEANOUT (CO)
- ELECTRIC PEDESTAL (EP)
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- GUY WIRE (GW)
- METER POLE
- POWER POLE (PP) / SERVICE POWER POLE (SPP)
- PROPANE TANK (PT)
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT



J. W. SINGLETON SURVEY
ABSTRACT NO. 496

BOUNDARY & IMPROVEMENT SURVEY

BEING A 0.676 ACRE TRACT OF LAND SITUATED IN THE J.W. SINGLETON SURVEY, ABSTRACT NUMBER 496, MONTGOMERY COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT SAME CALLED 0.2985 ACRE TRACT DESCRIBED IN INSTRUMENT TO WILBURN DEE WEST AND ALMA LEE WEST, RECORDED UNDER CLERK'S FILE NUMBER 9757692, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), AND ALL OF THAT SAME CALLED 0.376 ACRE TRACT DESCRIBED IN INSTRUMENT TO WILBURN DEE WEST AND ALMA LEE WEST, RECORDED UNDER CLERK'S FILE NUMBER 9655209, R.P.R.M.C.T., SAID 0.676 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

POB
 FND 5/8" I.R.
 W/ ALUMINUM
 TX-DOT DISK
 N:10123019.78
 E:3798612.50
 FROM WHICH A
 FND 1/2" I.R.
 IN CONCRETE BEARS
 S 63°10'24" E - 8.71'

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE 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 SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0375G, HAVING AN EFFECTIVE DATE OF 08-18-2014.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

CLIENT JEREMY WEST
 ADDRESS 13782 HIGHWAY 105 WEST, CONROE, TX, 77304
 SURVEY J.W. SINGLETON, A - 496
 SUBJECT 0.676 ACRES
 COUNTY MONTGOMERY

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

TEXAS PROFESSIONAL SURVEYING

 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT	38384
FIELD DATE	10/28/2024
DRAWN BY	CSP
CHECKED BY	MLS / MJW
FIELD CREW	JW
REV 1	---
REV 2	---
REV 3	---
REV 4	---

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

