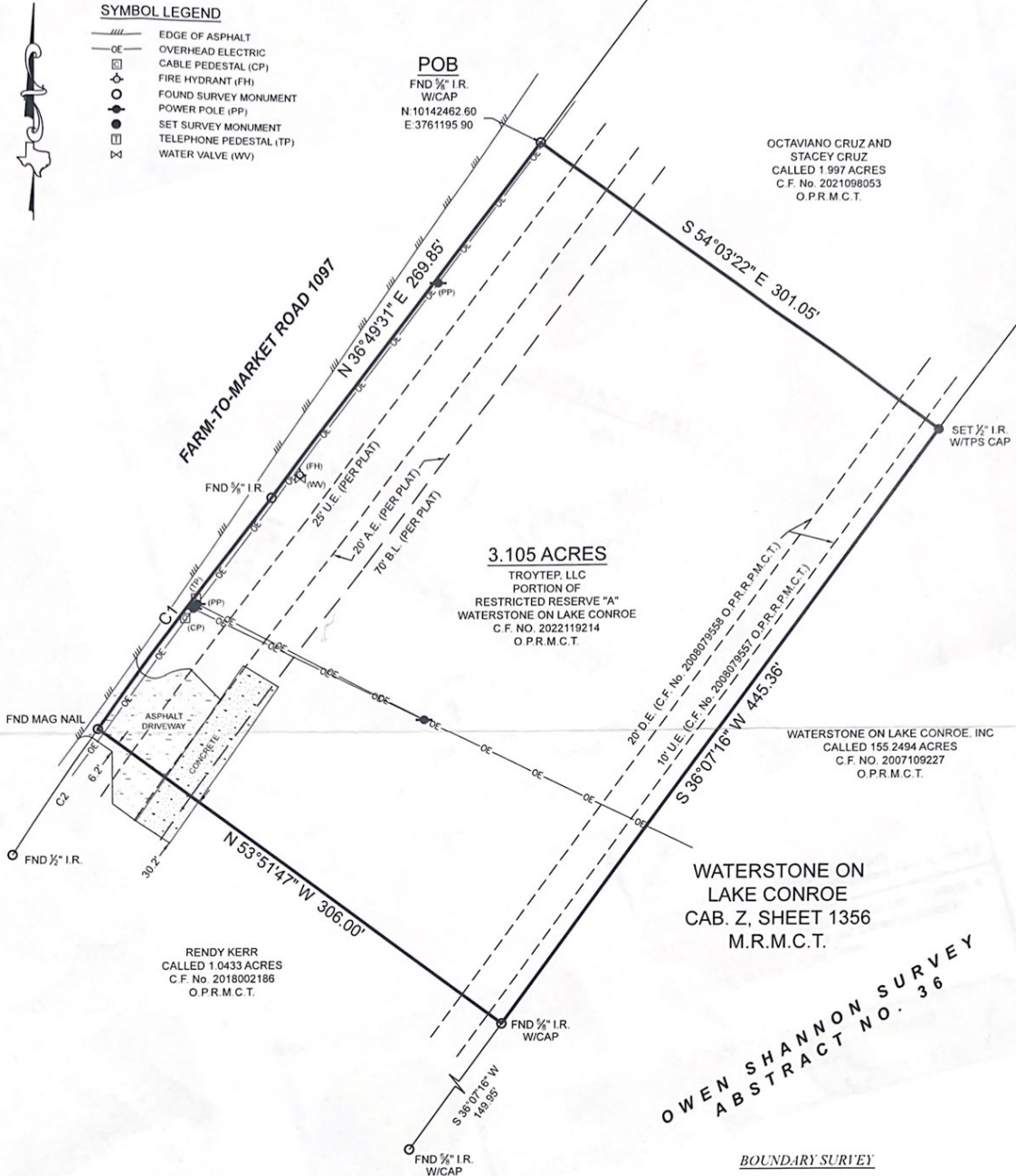


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2845.22'	174.55'	174.52'	N 36° 39' 25" E	3° 30' 54"
C2	2845.22'	91.90'	91.89'	S 33° 35' 20" W	1° 51' 02"

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC CABLE PEDESTAL (CP)
- FIRE HYDRANT (FH)
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)
- WATER VALVE (WV)



OCTAVIANO CRUZ AND STACEY CRUZ
CALLED 1.997 ACRES
C.F. No. 2021098053
O.P.R.M.C.T.

3.105 ACRES
TROYTEP, LLC
PORTION OF
RESTRICTED RESERVE "A"
WATERSTONE ON LAKE CONROE
C.F. No. 2022119214
O.P.R.M.C.T.

WATERSTONE ON LAKE CONROE, INC.
CALLED 155.2494 ACRES
C.F. No. 2007109227
O.P.R.M.C.T.

WATERSTONE ON LAKE CONROE
CAB. Z. SHEET 1356
M.R.M.C.T.

RENDY KERR
CALLED 1.0433 ACRES
C.F. No. 2018002186
O.P.R.M.C.T.

OWEN SHANNON SURVEY
ABSTRACT NO. 36

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.

PROJECT NUMBER	30819
DATE	02-06-2023
DRAWN BY	ADV
CHECKED BY	MMS / CPP
FIELD CREW	VL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 46339C0200G 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
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingmms.com
Firm No. 10083400

PURCHASER..... TROYTEP
ADDRESS..... FM 1097, MONTGOMERY, TX 77356
SURVEY..... OWEN SHANNON A - 36
SUBJECT..... 3.105 ACRES PORTION OF RESTRICTED RESERVE "A"
SUBDIVISION..... WATERSTONE ON LAKE CONROE, SECTION 1
RECORDING..... CABINET Z, SHEET 1356, MAP RECORDS
COUNTY..... MONTGOMERY

BOUNDARY SURVEY
BEING A 3.105 ACRE TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY ABSTRACT NUMBER 36, MONTGOMERY COUNTY TEXAS, BEING A PORTION OF RESTRICTED RESERVE "A", WATERSTONE ON LAKE CONROE AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN CABINET Z, SHEET 1356, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.), AND BEING FURTHER DESCRIBED UNDER INSTRUMENT TO TROYTEP, LLC RECORDED IN CLERK'S FILE NUMBER 2022119214, OF THE OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY TEXAS (O.P.R.M.C.T.), SAID 3.105 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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921