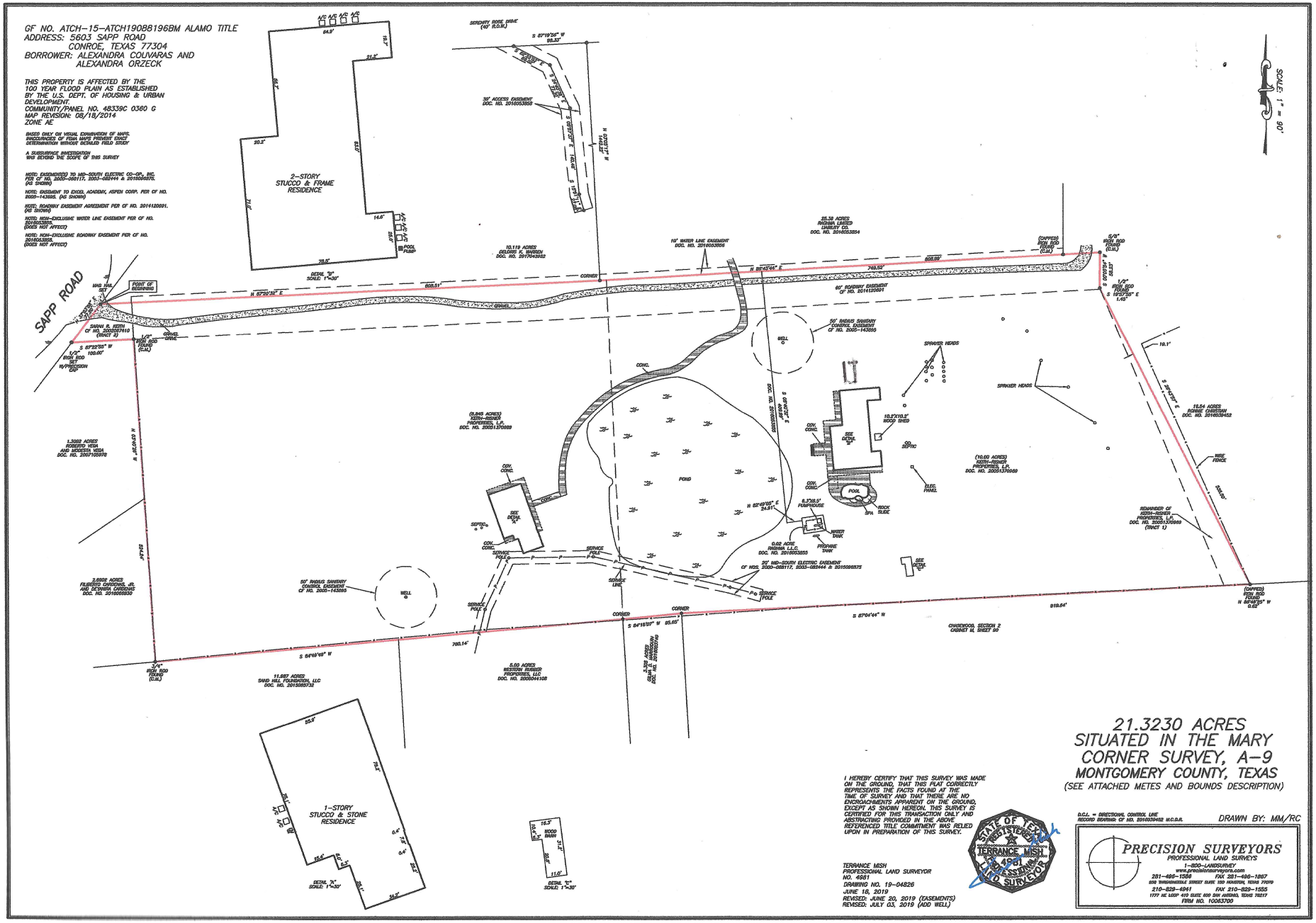
GF NO. ATCH-15-ATCH19088196BM ALAMO TITLE
ADDRESS: 5603 SAPP ROAD
CONROE, TEXAS 77304
BORROWER: ALEXANDRA COUVARAS AND
ALEXANDRA ORZECK
THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT.
COMMUNITY/PANEL NO. 48339C 0360 G
MAP REVISION: 08/18/2014
ZONE AE
BASED ONLY ON VISUAL EXAMINATION OF MAPS. DISCREPANCIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY
NOTE: EASEMENT(S) TO MID-SOUTH ELECTRIC CO-OP, INC. PER CF NO. 2003-088117, 2003-088444 & 2015098875. (AS SHOWN)
NOTE: EASEMENT TO EXCEL ACADEMY, ASPEN CORP. PER CF NO. 2003-143385. (AS SHOWN)
NOTE: ROADWAY EASEMENT AGREEMENT PER CF NO. 2014120091. (AS SHOWN)
NOTE: NON-EXCLUSIVE WATER LINE EASEMENT PER CF NO. 2016033856. (DOES NOT AFFECT)
NOTE: NON-EXCLUSIVE ROADWAY EASEMENT PER CF NO. 2016033855. (DOES NOT AFFECT)
SAPP ROAD
POINT OF BEGINNING
SCALE: 1" = 90'
2-STORY STUCCO & FRAME RESIDENCE
1-STORY STUCCO & STONE RESIDENCE
POOL
POND
WELL
SEPTIC
SPRINKLER HEADS
10.2'X10.3' WOOD SHED
8.3'X8.5' PUMPHOUSE
WATER TANK
PROPANE TANK
ROCK SLIDE
BBQ PIT
WIRE FENCE
SERVICE POLE
SERVICE LINE
GRAVEL DRIVE
CONC.
SEE DETAIL "A"
SEE DETAIL "B"
DETAIL "A" SCALE: 1"=30'
DETAIL "B" SCALE: 1"=30'
DETAIL "C" SCALE: 1"=30'
SERENITY ROSE DRIVE (40' R.O.W.)
30' ACCESS EASEMENT DOC. NO. 2016053859
10' WATER LINE EASEMENT DOC. NO. 2016003806
60' ROADWAY EASEMENT CF NO. 2014120091
50' RADIUS SANITARY CONTROL EASEMENT CF NOS. 2005-143385
20' MID-SOUTH ELECTRIC EASEMENT CF NOS. 2003-088117, 2003-088444 & 2015098875
25.30 ACRES RHEMA LIMITED LIABILITY CO. DOC. NO. 2016053854
10.119 ACRES EDUARD K. WARREN DOC. NO. 2017043452
(9.845 ACRES) KEITH-RISNER PROPERTIES, L.P. DOC. NO. 2005137089
(10.00 ACRES) KEITH-RISNER PROPERTIES, L.P. DOC. NO. 2005137089
0.02 ACRE RHEMA L.L.C. DOC. NO. 2016053855
10.54 ACRES RONNIE CHRISTIAN DOC. NO. 2016053452
REMAINDER OF KEITH-RISNER PROPERTIES, L.P. DOC. NO. 2005137089 (TRACT 1)
1.3999 ACRES ROBERTO VEGA AND MODESTA VEGA DOC. NO. 2007106978
3.8999 ACRES FILIBERTO CARDENAS, JR. AND DEVINNA CARDENAS DOC. NO. 2016066939
11.987 ACRES SHAD HILL FOUNDATION, LLC DOC. NO. 2015085732
5.00 ACRES WESTERN RUBBER PROPERTIES, LLC DOC. NO. 2005044108
1.236 ACRES RHEMA LLC DOC. NO. 2016053750
SHAWN R. KEITH CF NO. 2005137419 (TRACT 2)
1/2" IRON ROD SET W/PLASTIC CAP
1/2" IRON ROD FOUND (CAP)
5/8" IRON ROD FOUND (CAP)
1/2" IRON ROD FOUND
3/4" IRON ROD FOUND (CAP)
(CAPPED) IRON ROD FOUND
CHADWOOD, SECTION 2 CABINET M, SHEET 90
S 87°19'26" W 99.53'
S 87°22'55" W 100.00'
N 87°20'32" E 609.51'
N 86°43'44" E 749.53'
S 87°04'44" W 919.64'
S 84°48'08" W 760.14'
S 84°10'07" W 85.65'
S 87°25'25" E 339.59'
S 00°02'54" W 0.63'
S 84°48'25" W 0.62'
N 82°49'05" E 24.31'
N 00°04'20" W 1,408.00'
N 00°04'20" W 1,408.00'
21.3230 ACRES SITUATED IN THE MARY CORNER SURVEY, A-9 MONTGOMERY COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.
STATE OF TEXAS
REGISTERED
TERRANCE MISH
4981
PROFESSIONAL
LAND SURVEYOR
TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
DRAWING NO. 19-04826
JUNE 18, 2019
REVISED: JUNE 20, 2019 (EASEMENTS)
REVISED: JULY 03, 2019 (ADD WELL)
D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: CF NO. 2016053452 M.C.O.R.
DRAWN BY: MM/RC
PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYS
1-800-LANDSURVEY
www.precisionsurveyors.com
281-486-1588 FAX 281-486-1867
3505 TURKEYCREEK STREET SUITE 150 HOUSTON, TEXAS 77070
210-829-4961 FAX 210-829-1555
1777 NE LOOP 410 SUITE 809 SW ANTONIO, TEXAS 78217
FIRM NO. 10063700