



SYMBOL LEGEND

- P - Overhead Power Line
- Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

Surveyor has relied on information provided by:
 Old Republic National Title Insurance Company
 G.F. No. 1901721
 Effective date: August 21, 2019

- 30' right-of-way easement to Jonathan Thornberry per C.F. No. 2011-019344, O.P.R.M.C.T. (Does affect / shown hereon)
- Right-of-way to Montgomery County, Texas per Vol. 786, Pg. 837, D.R.M.C.T. (Does affect / shown hereon)
- Easement to Gulf States Utilities Company and Southwestern Bell Telephone Company per Vol. 462, Pg. 521, D.R.M.C.T. (unable to plot)
- Pipeline right-of-way to Eastman Kodak Company per Vol. 513, Pg. 631, D.R.M.C.T., acknowledged in C.F. No. 8834864, R.P.R.M.C.T. (Does not affect)
- Easement to Gulf States Utilities Company per Vol. 752, Pg. 811, D.R.M.C.T. (Does affect / shown hereon)
- Water well and water line easements to William C. DeArmond per Vol. 761, Pg. 35, D.R.M.C.T. (Does affect / shown hereon)
- Pipeline, telegraph and telephone right-of-way easement to Moran Utilities Company per Vol. 767, Pg. 474, D.R.M.C.T. (Does affect / shown hereon)

LINE	BEARING	DISTANCE
L1	S 06°00'05" E	135.39'
L2	N 18°29'00" W	51.74'
L3	N 18°29'00" W	50.73'
L4	N 18°29'00" W	101.82'

ROBERT KUYKENDALL SURVEY ABSTRACT No. 301

Tina Burke &
 Gina Burke
 Called 0.3398 Acres
 Lot 94-A2
 Piney Point (unrec)
 C.F. No. 2018013918
 O.P.R.M.C.T.

J & C Group 111 North America, LLC
 Called 17.935 Acres
 C.F. No. 2013004154
 O.P.R.M.C.T.

RUSTLING OAKS DRIVE
 (60' R.O.W. SEE ITEM 2)

0.503 Acres

Jonathan Thornberry
 Portion of remainder of
 Called 0.748 Acres
 North 1/2 of Lot 93
 Piney Point (unrec)
 C.F. No. 2011019344
 O.P.R.M.C.T.

Keith Addleman
 Called 135.74' x 290.9'
 Lot 93 South
 Piney Point (unrec)
 C.F. No. 2012116154
 O.P.R.M.C.T.

BOUNDARY SURVEY

BEING a 0.503 acre tract of land situated in the Robert Kuykendall Survey, Abstract Number 301, Montgomery County, Texas, being a portion of the remainder of that certain called 0.748 acre tract described as the North 1/2 of Lot 93, of Piney Point (unrecorded subdivision), in instrument to Jonathan Thornberry, recorded under Clerk's File Number 2011019344 of the Official Public records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.503 acre tract being more particularly described by attached metes and bounds description.

General Notes:

- © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- Fences as shown

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0395G having an effective date 08/18/2014.
 Job No.: H297-119
 Scale: 1"=30'
 Date: 09/25/2019
 Drawn By: RHC
 Field Crew: SS
 Revised:

Purchaser Jesus Gutierrez and Elsa Gutierrez
 Address Rustling Oaks, Conroe, TX 77301
 Lot North 1/2 93, Block _____, Section _____
 Survey Robert Kuykendall, A 301
 Area 0.503 Acres
 Subdivision Piney Point (unrecorded)
 Cabinet _____, Sheet _____, Records _____
 _____ County, Texas

Basis of Bearings based upon monumented easterly right-of-way of Rustling Oaks Drive.

TEXAS
 PROFESSIONAL SURVEYING, LLC
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 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

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.

Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

