

Houston Coca Cola
Bottling Company
Vol. 626 / Pg. 61
D.R.M.C.T.



NORTH CONROE INDUSTRIAL PARK CABINET C, SHEET 196-A

**BOUNDARY & IMPROVEMENT
SURVEY**

FOR RUSSELL K. MILLER Sr. & AMY MILLER

**3708 HILLTOP DRIVE
CONROE, TEXAS 77303**

BEING a 25.0' wide drainage and utility easement located in Lot 3 of North Conroe Industrial Park, according to that map or Plat thereof as recorded in Cabinet C, Sheet 196A of the Map Records of Montgomery County, Texas and being more fully described by attached notes and bounds description.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
Stewart Title Guaranty Company
C.E. No. 113017
Effective date: October 23, 2011

Tract shown hereon is located in ZONE X, areas outside of 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Flood Map 48239C 0376 F effective 12/19/96.

Addressed
Signature
Approved

SEP 24 2019

MCECD 011

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 02 November 2011



Kenneth E. Savoy
Registered Professional Land Surveyor No. 5730

**LOT 4
0.750 ACRES**

**Subject Tract
0.141 ACRES**

**LOT 3
0.735 ACRES**

LOT 2

LOT 1

3714 Hilltop Dr
Conroe 77303

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET, STE. A
CONROE, TEXAS 77303
(936)766-7447 FAX (936)766-7448

PROJECT NO. F43-06
5185
Key Map 1576
DRAWING DATE: 11/01/2011
REVISED:
DRAWN BY: KES

LINE	BEARING	DISTANCE
G1	S 72°55'57" W	0.93

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	265.00'	25.02'	25.01'	S 19°23'37" W	05°24'37"
C2	265.00'	9.82'	3.82'	S 14°33'16" W	02°07'23"
C3	265.00'	220.28'	214.00'	S 45°55'45" W	47°37'40"

FIELD NOTE DESCRIPTION
0.141 ACRES IN THE F. J. COOK SURVEY, ABSTRACT NO. 118
MONTGOMERY COUNTY, TEXAS
25.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT

BEING a 25.00' wide, 0.141 acre tract of land situated in the F. J. Cook Survey, Abstract No. 118, Montgomery County, Texas, being out of and a portion of Lot 3 of North Conroe Industrial Park according to the map or plat thereof as recorded in Cabinet C, Sheet 196-A of the Map Records of Montgomery County, Texas, said 0.141 acre tract of land being more fully described as follows with all bearings based on a plat call of N14°42'10"E along the north line of Lot 4 of North Conroe Industrial Park:

BEGINNING at a found 1/2" iron rod situated in the northerly right-of-way line of Hilltop Drive (70 foot right-of-way) and being the common easterly corner of said Lots 3 and 4;

THENCE with the westerly right-of-way line of Hilltop Drive, the easterly line of said Lot 3 and the arc of a curve to the right, having a radius of 265.00', a length of 25.02', a central angle of 05°24'37" and a chord which bears S19°23'57"W 25.00' to a point;

THENCE N72°31'37"W 189.84' and 25.00' south of the north line of said Lot 3 to a point;

THENCE N75°19'04"W 48.12' and 25.00' south of the north line of said Lot 3 to a point situated in the east line of Lot 2 of North Conroe Industrial Park;

THENCE N17°04'03"W 29.40' and with the east line of said Lot 2 and the west line of said Lot 3 to a found 1/2" iron rod situated in the south line of that certain tract of land as described in deed to Houston Coca Cola Bottling Company and recorded in Volume 626, Page 61 of the Deed Records of Montgomery County, Texas and being the most north westerly corner of said Lot 32;

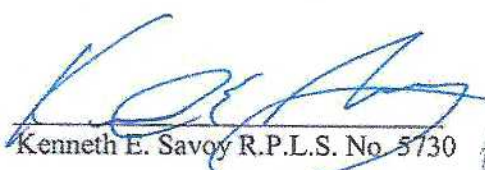
THENCE S75°19'04"E 64.20' and with the north line of said Lot 3 and the south line of said Houston Coca Cola Bottling Company tract of land to a found 1/2" iron rod for the south west corner of said Lot 4;

THENCE S72°31'37"E 191.30' and with the north line of said Lot 3 to the POINT OF BEGINNING.

CONTAINING a computed area of 0.141 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 2, 2011 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. F63-06_easement.

November 04, 2011
Date


Kenneth E. Savoy R.P.L.S. No. 5730

