

- LEGEND**
- ⊕ Concrete Monument
  - ⊞ Electrical Transformer
  - ⊙ Gas Meter
  - ⊕ Fire Hydrant
  - Monument
  - Property Corner
  - Light Pole
  - Manhole
  - ⊙ Power Pole
  - Cable Box
  - ▨ Storm Inlet
  - ⊞ Telephone Pedestal
  - ▲ Traverse Point
  - ⊙ Tree
  - ⊙ Valve Box
  - Water Meter
  - L.S.E. Landscape Easement
  - B.L. Building Line
  - U.E. Utility Easement
  - A.E. Aerial Easement
  - /// Fence

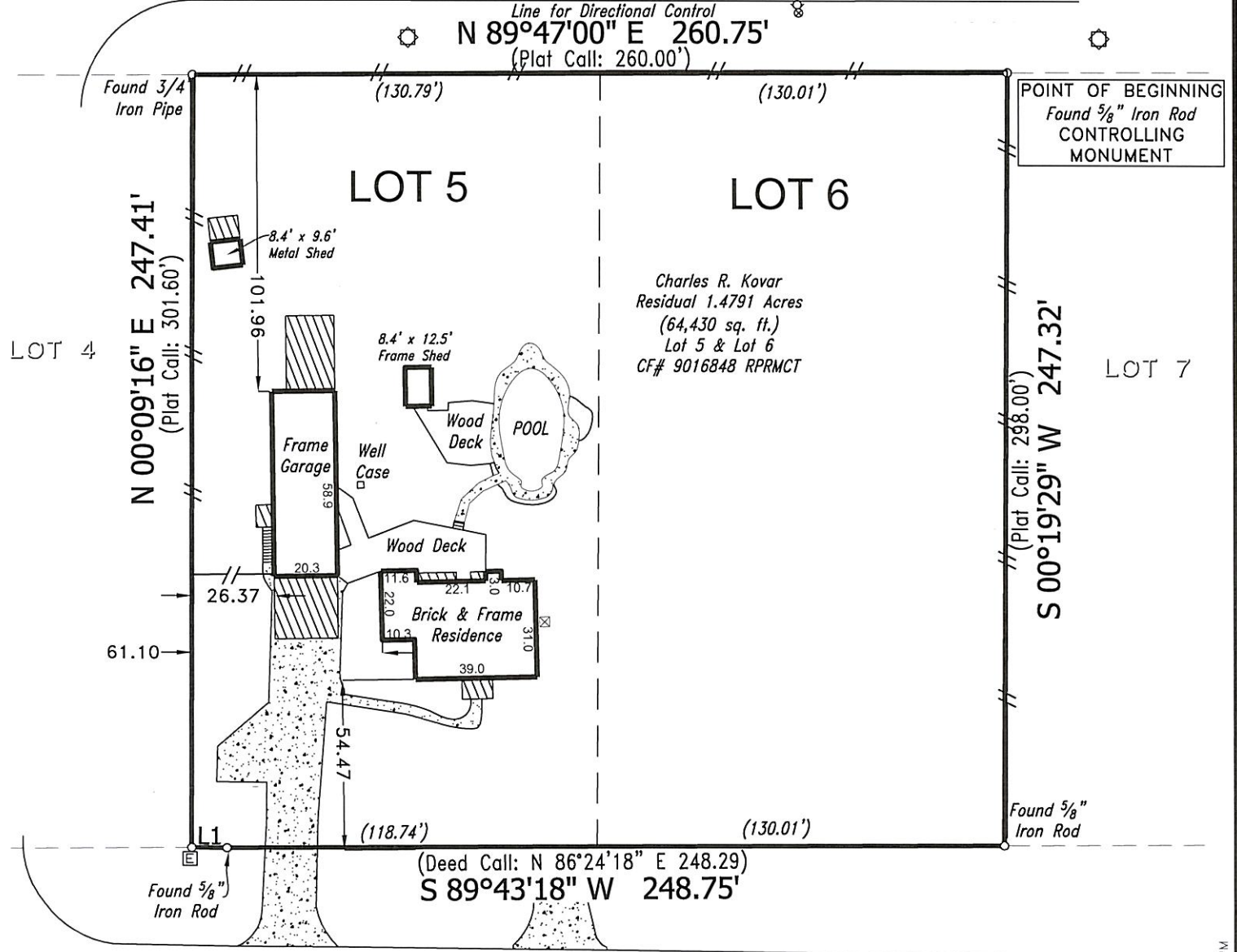
- NOTES:**
1. Plat Scale 1" = 50'
  2. The bearings for this survey are based on the recorded plat (record deed) shown on this survey.
  3. Roads dedicated by record plat (record deed) unless otherwise noted.
  4. This survey was performed without benefit of a Title Report and therefore may not reflect all Building Set Back Lines, Easement, Deed Restrictions and other matters of record.
  5. The professional services reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose.

This original work is protected under copy right laws, 17 United States Code Section 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named below and no license has been created, expressed or implied, to copy the survey except as is necessary, in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.

6. 5/8" Iron Rods with survey cap marked "Glezman 4627" set at all property corners unless otherwise noted.

Conroe ISD  
 Called 32 Acres  
 2010045632 O.P.R.M.C.T.

| Line | Bearing       | Distance |
|------|---------------|----------|
| L1   | N 89°23'21" W | 11.27'   |
| Deed | N 87°13'24" E | 11.70'   |



**BEING** 1.4791 acres (64,430 square feet) of land, out of Lot 5 and lot 6, in DOGWOOD FOREST, SECTION 1, a subdivision situated in the Richard Vince Survey, Abstract 583, Montgomery County, Texas, with the map or plat thereof recorded in Volume 7, Page 219, of the Map Records of Montgomery County, Texas and being out of those same tracts as described in Deed to Charles R. Kovar, recorded under Clerk's File Number 9016848, Official Public Records of Real Property, Montgomery County, Texas, save and except from the tracts that certain 0.313 acre tract as described in Right-of-Way Deed, recorded under Clerk's File Number 9054271 Official Public Records of Real Property, Montgomery County, Texas; said 1.4791 acres being more particularly described by metes and bounds as attached with all bearings referenced to the North line of Lots 5 and 6 as found monumented on the ground:

Owner: Charles R. Kovar  
 Address: 10527 Highway 242  
 Conroe, TX 77385

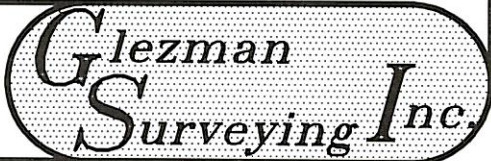
Date: 01/03/2017 (C.M.)  
 Job No: 2016-178



**T0: Charles R. Kovar**  
 We, Glezman Surveying, Inc., acting by and through Michael Glezman, a Registered Professional Land Surveyor in the State of Texas, certify that this survey and professional services substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

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Surveying Southeast Texas since 1987  
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