0' 40' 80' 120'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2900.19'	154.90'	154.88'	N 49°54'18" W	3°03'37"

SYMBOL LEGEND

—P— - Overhead Power Line
—//— - Wood Fence
- Power Pole
- Air Conditioning Unit
- Water Meter

GRAND HARBOR
BLOCK 1, SECTION 4
CAB. R, SHEET 131
M.R.M.C.T.

LOT 8

LOT 8, BLOCK 1
GRAND HARBOR, SECTION 4A
VOL. 787, PG. 286
M.R.M.C.T.

FND 5/8" I.R. W/CAP

2.1'

S 50°44'25" E 169.23'
REC: 169.34'

16' B.L. / U.E.

6.6'

LOT 13

N 38°33'52" E 268.02'
REC: 268.19'

5' B.L.

LOT 9

FND 5/8" I.R. W/CAP

2.0'

CONCRETE DRIVEWAY

35.7'

31.3'

33.7'

15.4'

11.2'

18.2'

1-STORY BRICK, STONE & FRAME RESIDENCE

COV CONC

19.4'

18.0'

7.3'

12.6'

7.6'

12.5'

11.8'

6.7'

23.0'

12.3'

14.7'

54.8'

SEPTIC

CONCRETE WALKWAY

70' B.L.

37.2'

5' B.L.

FND 5/8" I.R. W/CAP

16' U.E.

77.0'

C1

GRAND HARBOR BOULVEARD
(60' PRIVATE R.O.W.)

S 41°36'53" W 270.49'
REC: 270.68'

10.8'

LOT 10

FND 5/8" I.R. W/CAP

FINAL SURVEY

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 recorded plat.
2) Unobstructed aerial easement 5' in width, from a plane 20' above the ground, upward, located adjacent to all utility easements shown hereon.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48339C0200G having an effective date of 8/18/2014.

Job No.: 11460
Scale: 1"=40'
Date: 12/15/2021
Drawn By: SC/JAM/AS
Checked By: MSP/SC
Field Crew: MY/TM
Revised: 06/15/2022-Final

Purchaser T3 Construction
Address 11767 Grand Harbor Boulevard, Montgomery, TX, 77356
Lot 9, Block 1, Section 4
Survey Owen Shannon, A 36
Area
Subdivision Grand Harbor
Cabinet R, Sheet 131, Map Records
Montgomery County, Texas

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
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www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
Basis of Bearings

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.

STATE OF TEXAS REGISTERED
MICHAEL S. PARTRIDGE
6125
PROFESSIONAL LAND SURVEYOR

Michael S. Partridge
Registered Professional Land Surveyor No. 6125