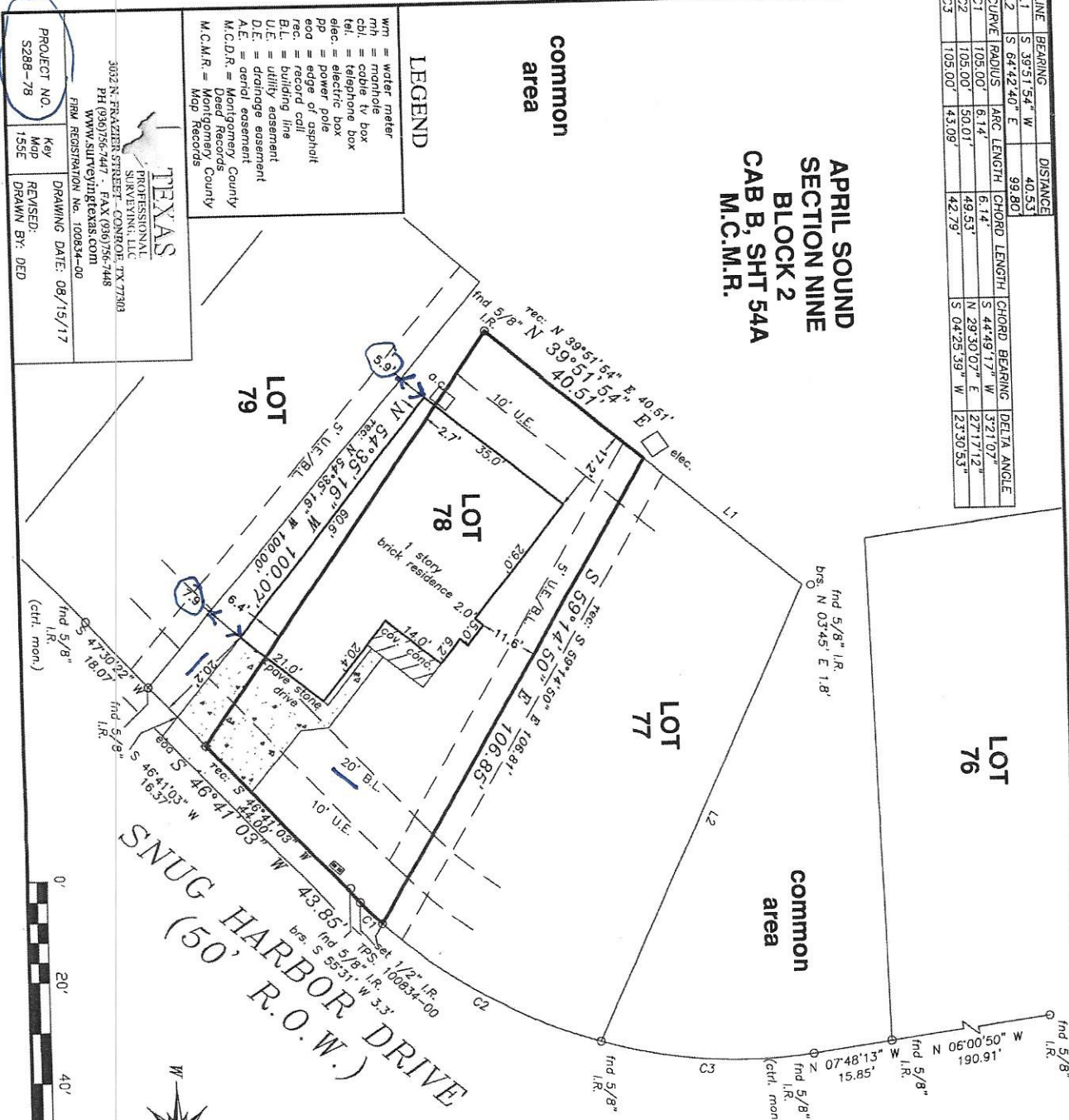


LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
L1	S 38°51'54" W	40.53'			
L2	S 64°42'40" E	99.80'			
C1	105.00'	6.14'	S 44°49'17" W	3.21'97"	
C2	105.00'	50.01'	N 29°30'07" E	27.17'12"	
C3	105.00'	43.09'	S 04°25'39" W	23.30'53"	

**APRIL SOUND  
SECTION NINE  
BLOCK 2  
CAB B, SHT 54A  
M.C.M.R.**

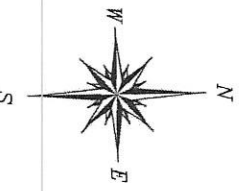


**LEGEND**

- WR = water meter
- RM = meter/TV box
- CDL = telephone box
- elc. = electric box
- PP = power pole
- ecod = edge of asphalt
- recd = record call
- BL = building line
- UE = utility easement
- DE = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Map Records
- M.C.M.R. = Montgomery County Map Records

**TEXAS**  
PROFESSIONAL SURVEYING, L.L.C.  
3032 N. FRAZIER STREET - CONROE, TX 77388  
PH (936)756-7447 - FAX (936)756-7448  
WWW.SURVEYINGINTEXAS.COM  
FIRM REGISTRATION NO. 100834-00

PROJECT NO. 5288-78  
Key Map REVISED: 155E  
DRAWING DATE: 08/15/17  
DRAWN BY: DED



**SNUG HARBOR DRIVE  
(50' R.O.W.)**

**BOUNDARY & IMPROVEMENT SURVEY**  
FOR: JEFFERY D. LOCHORE, TRUSTEE  
139 SNUG HARBOR DRIVE  
MONTGOMERY, TEXAS 77356

Lot 78, Block 2, of APRIL SOUND, Section nine (9), a subdivision situated in Montgomery County, Texas, Cabinet B, according to the map or plat thereof recorded in Montgomery County, Texas, Sheet 54A of the Map Records of Montgomery County, Texas, Record data as shown hereon was fully relied upon and taken from a commitment for title insurance issued by the following qualified provider:  
Stewart Title Co.  
G.F. No. 1121322  
Effective date: 01/19/2017  
The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
Those recorded in Vol. 987, Pg. 100, M.C.D.R. and applicable restrictions listed in Item 1 & 10 of Schedule "B" of said Title Commitment.  
All esmt.(s) dedicated to current tract of land are recorded in Cab. B, Sheet 54-A, M.C.M.R.

-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.

-Surveyor has not performed a complete abstract of subject property 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.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0725 G, effective 08/18/14.  
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

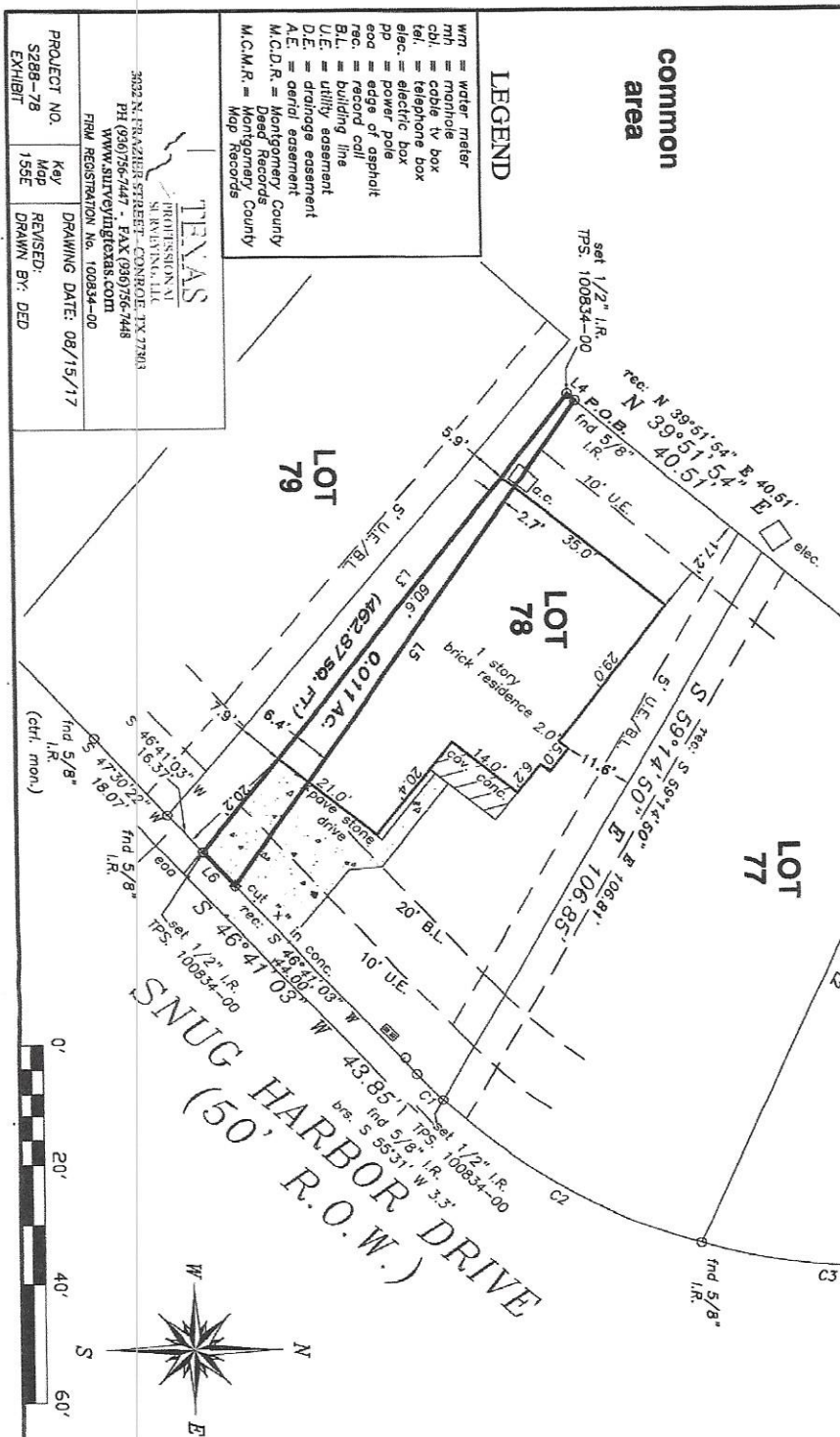
I hereby certify that this survey was made on the ground under my of practice and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 08/10/17 KH

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	105.00'	6.14'	6.14'	S 44°49'17" W	321°07"
C2	105.00'	90.01'	49.53'	N 29°30'07" E	27°17'12"
C3	105.00'	43.09'	42.79'	S 04°25'39" W	23°30'53"

**APRIL SOUND SECTION NINE BLOCK 2 CAB B, SHT 54A M.C.M.R.**



**LEGEND**

WM = water meter  
 mh = manhole  
 cbl = cable TV box  
 tel. = telephone box  
 elec. = electric box  
 pp = power pole  
 eoa = edge of asphalt  
 rec. = record call  
 BL = building line  
 U.E. = utility easement  
 D.E. = drainage easement  
 A.E. = aerial easement  
 M.C.D.R. = Montgomery County Deed Records  
 M.C.M.R. = Montgomery County Map Records

**PROJECT NO.**  
 S288-78  
**EXHIBIT**

**KEY**  
 MAP REUSED:  
 155E  
**DRAWING DATE:** 08/15/17  
**DRAWN BY:** DED

3032 N. FRAZIER STREET, CONROE, TX 77385  
 PH (936)756-7447 FAX (936)756-7448  
 WWW.AUTVEYINGTEXAS.COM  
 FIRM REGISTRATION NO. 100834-00

**BOUNDARY & IMPROVEMENT SURVEY**  
**FOR: JEFFERY D. LITCHFORD, TRUSTEE**  
**139 SNUG HARBOR DRIVE**  
**MONTGOMERY, TEXAS 77368**

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
 Stewart Title Co.  
 G.F. No. 1721322  
 Effective date: 07/19/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
 Those recorded in Vol. 987, Pg. 100, M.C.D.R. and applicable restrictions listed in Item 1 & 10 of Schedule "B" of said Title Commitment.

All esmt.(s) dedicated to current tract of land are recorded in Cop. B, Sheet 34-A, M.C.M.R.

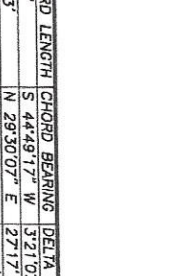
-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property 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.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0725 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 08/10/17 KH



Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524





# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**0.011 ACRES**  
**IN THE J. VINCE SURVEY, ABSTRACT NO. 41**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 0.011 acre (462.87 sq. ft.) tract of land situated in the J. Vince Survey, Abstract No. 41, Montgomery County, Texas, being out of and part of the "common area" of Block 2 of April Sound, Section Nine, as shown on the map or plat thereof, recorded in Cabinet B, Sheet 54A of the Montgomery County Map Records (M.C.M.R.), said 0.011 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found for the westerly corner of Lot 78 of said Block 2, being the northerly corner of the herein described 0.011 acre tract;

THENCE South 54°36'16" East, 100.07 feet, with the common line of said common area and said Lot 78, to an "X" cut in concrete set in the northwesterly right-of-way of Snug Harbor Drive (60' width), for the southerly corner of said Lot 78 and the easterly corner of the herein described 0.011 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for reference bears North 46°41'03" West, 43.85 feet;

THENCE South 46°41'03" West, 7.75 feet, with the southeasterly line of said common area and the northwesterly right-of-way of said Snug Harbor Drive, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner of the herein described 0.011 acre tract, from which a 5/8 inch iron rod found for the easterly corner of Lot 79 of said Block 2, bears South 46°41'03" West, 8.61 feet;

THENCE North 51°08'28" West, 98.86 feet, severing said common area, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly corner of the herein described 0.011 acre tract;

THENCE North 39°51'54" West, 1.67 feet, continuing across said common area, to the **PLACE OF BEGINNING**;

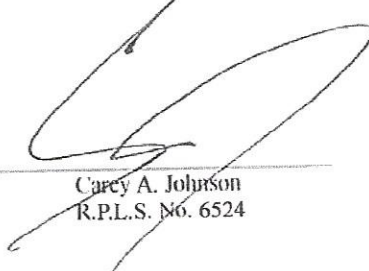
CONTAINING a computed area of 0.011 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 7, 2017 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number S288-78.

Bearings recited hereon are based on the monumented northwesterly right-of-way of Snug Harbor Drive.

November 8, 2017  
Date



  
Carey A. Johnson  
R.P.L.S. No. 6524