

0' 40' 80' 120'



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

**BOUNDARY SURVEY**  
FOR: PAUL CROFTON and MEGAN CROFTON  
11767 GRAND HARBOR BLVD.  
MONTGOMERY, TEXAS 77356

LOT 8

LOT 13

LOT 9

LOT 10

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

Being Lot 9, Block 1, of Grand Harbor, Section Four (4), a subdivision situated in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet R, Sheet 131 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:  
Fidelity National Title Ins. Co.  
G.F. No. FTH-40-FAH18001098S  
Effective date: 02/12/2018

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
Those recorded in Cabinet "R", Sheet 131, M.C.M.R. and applicable restrictions listed in Items 1 & 10 of Schedule "B" of said Title Commitment.

- 70' B.L. along front lot line.
  - 16' U.E. with 5'x20' A.E. along front and rear lot lines per C.F. #2000-004207, R.P.R.M.C.T.
  - 16' B.L. along rear lot line.
  - 5' B.L. along northwesterly and southeasterly lot lines.
  - 15' D.E. along each side of centerline of all natural drainage courses.
- General Notes:  
Permanent Esmt. granted to S.J.R.A. per Vol. 711, Pg. 26, M.C.D.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 0200 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.

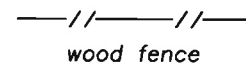
Date of Survey: 02/23/18 KH



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

**LEGEND**

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eea = edge of asphalt
- rec. = record call
- B.L. = 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



**TEXAS**  
PROFESSIONAL SURVEYING, LLC  
3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
www.surveyingtexas.com  
FIRM REGISTRATION No. 100834-00

PROJECT NO. F150-38	Key Map 123M	DRAWING DATE: 02/26/18 REVISED: DRAWN BY: DED
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2900.19'	154.90'	154.88'	N 47°08'23" W	3°03'37"
C2	2900.19'	163.97'	163.95'	S 44°02'38" E	3°14'22"

