

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	72.09'	71.95'	N 61°47'13" E	12°31'02"

**SAND SHORE DRIVE**  
(60' R.O.W. PRIVATE STREET)  
(PER PLAT)

**NOTE:**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF NO. 19-404267-WW ISSUED ON 02/25/2019.

THERE EXISTS A 5' MID SOUTH ELECTRIC COMPANY EASEMENT AS RECORDED IN CLERK'S FILE NO. 9244103, REAL PROPERTY, MONTGOMERY COUNTY, TEXAS.

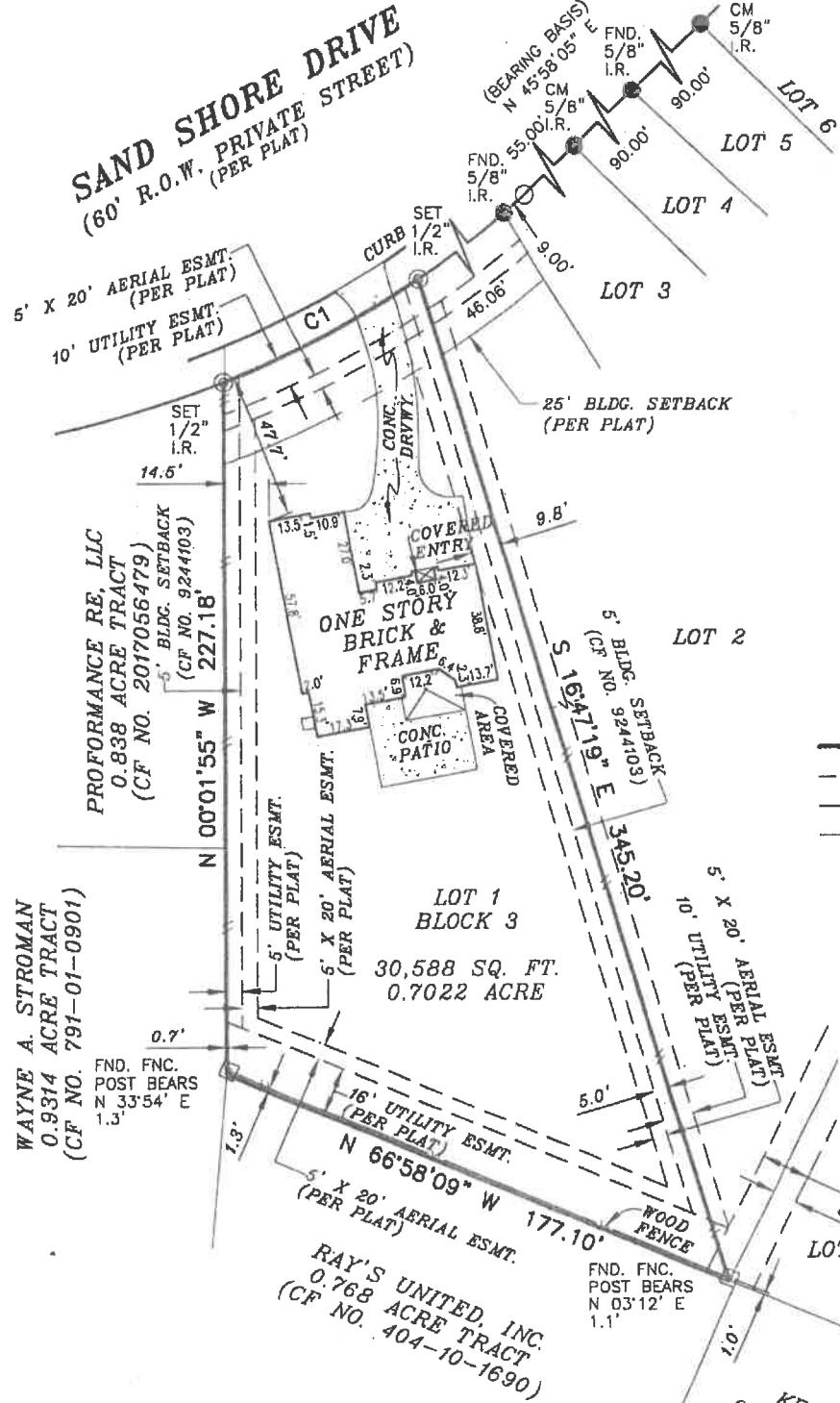
THE EASEMENT AS RECORDED IN CLERK'S FILE NOS. 9011399, 9011400, REAL PROPERTY, MONTGOMERY COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY.

THERE EXISTS A UTILITY EASEMENT AS RECORDED IN CLERK'S FILE NO. 9237597, REAL PROPERTY, MONTGOMERY COUNTY, TEXAS.

THE EASEMENT AS RECORDED IN VOLUME 855 PAGE 891, VOLUME 908 PAGE 816, DEED RECORDS, MONTGOMERY COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY.

**LEGEND**

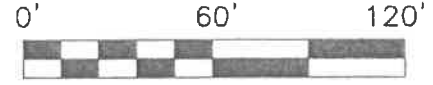
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - WOOD FENCE
  - SET 1/2" IRON ROD WITH CAP
  - PROPERTY CORNER
  - FOUND IRON ROD
  - FENCE POST
  - CONTROL MONUMENT



FLOOD INFORMATION  
FIRM: 48339C PANEL: 0375 G  
REV. DATE: 08/18/2014  
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**GRAPHIC SCALE**



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE MOVEMENT MORTGAGE, LLC and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent visible conflicts in the boundary lines as of the date of the field survey.

**LAND TITLE SURVEY**

JOB NO.:	1903014019	NO.	REVISION	DATE
DATE:	03/19/19			
DRAWN BY:	SW/SV			
APPROVED BY:	RRR			

