



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	336.28'	86.83'	86.59'	S 19°17'46" E	14°47'39"
C2	483.70'	42.19'	42.18'	S 29°17'38" E	4°59'53"
C3	483.70'	150.13'	149.53'	S 40°48'48" E	17°47'01"
C4	336.28'	79.91'	79.72'	N 05°15'03" W	13°36'56"

LINE	BEARING	DISTANCE
L1	S 69°02'24" W	75.48'
L2	N 55°56'51" W	87.84'
L3	N 21°43'33" W	39.74'

**BOUNDARY & IMPROVEMENT SURVEY**  
 FOR: PAMELA WEIR  
 14615 DIAMOND SHORES  
 WILLIS, TEXAS 77378

Being all of Lot 16, Block 2, of the Final Plat of Emerald Lakes, Section 2, according to the map or plat thereof, recorded in Cabinet Z, Sheet 990, 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:  
 First American Title Guaranty Company  
 G.E. No. 2389999-H043  
 Effective date: March 15, 2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

Those as per Item 1, Schedule B, of said Title Commitment.

- Unobstructed Aerial Easement 5' in width, from a plane 20' above the ground, upward, located adjacent to all easements shown hereon.
- Sam Houston Electric Cooperative Blanket Easement per Vol. 966, Pg. 137, D.R.M.C.T.
- Drainage and Detention Basin Easement, per C.F. No. 2007-031371, O.P.R.M.C.T.

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional 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 documents.

Subject property shown hereon is located in Zone X, and Zone AE, and a portion does appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0250 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: 04-19-2019 KH

*[Signature]*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524

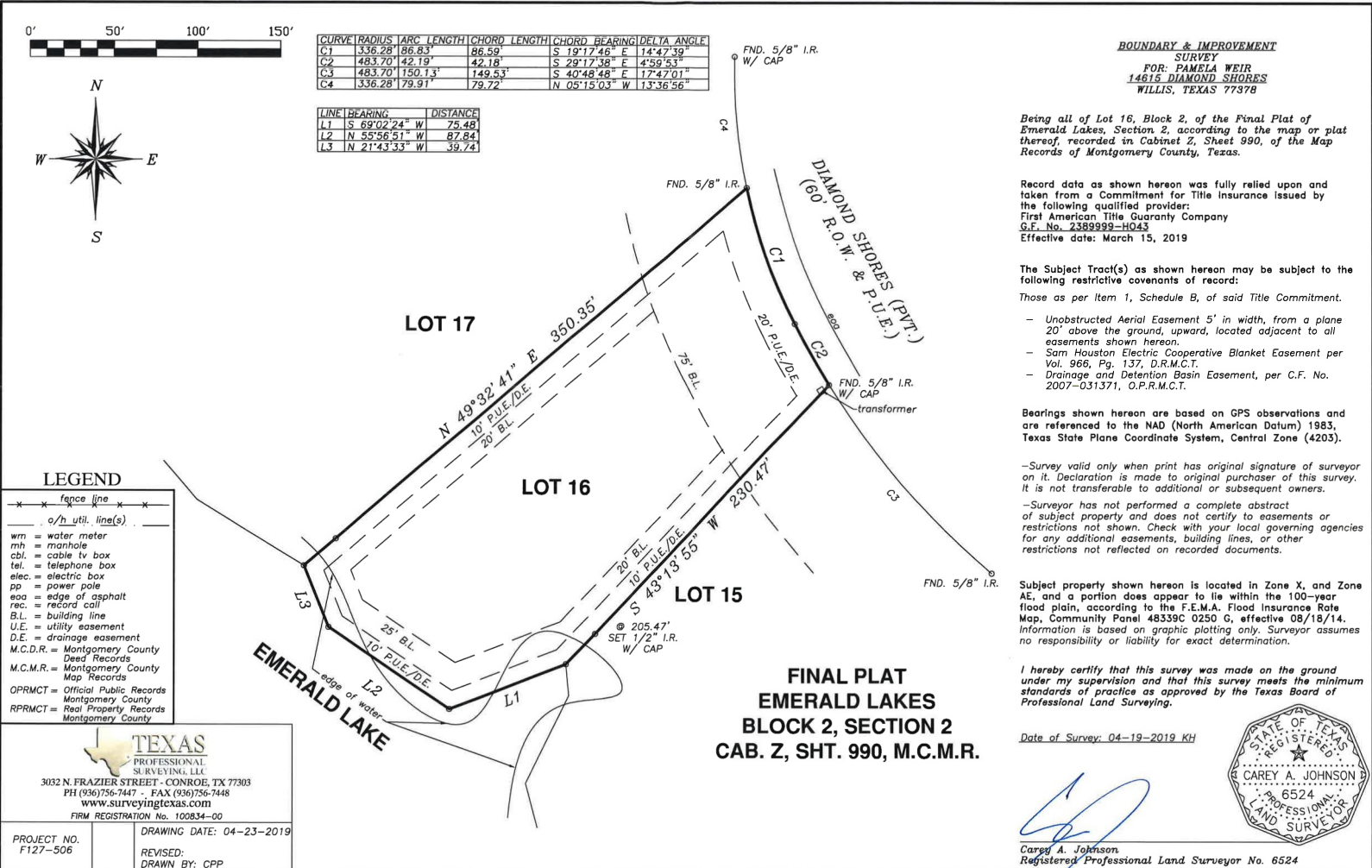


**LEGEND**

— x —	fence line
—	o/h util. line(s)
wm	= water meter
mh	= manhole
cbl	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
ea	= edge of asphalt
rec.	= record call
B.L.	= building line
U.E.	= utility easement
D.E.	= drainage easement
M.C.D.R.	= Montgomery County Deed Records
M.C.M.R.	= Montgomery County Map Records
OPRMCT	= Official Public Records Montgomery County
RPRMCT	= Real Property Records Montgomery County

**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. F127-506  
 DRAWING DATE: 04-23-2019  
 REVISED:  
 DRAWN BY: CPP



**FINAL PLAT  
 EMERALD LAKES  
 BLOCK 2, SECTION 2  
 CAB. Z, SHT. 990, M.C.M.R.**