

EAST GRAND POND COURT  
(60' PRIVATE R.O.W. & P.U.E.)

GRAND HARBOR  
SECTION FIFTEEN  
BLOCK ONE  
CABINET Z, SHEET 959 M.C.M.R.

**LEGEND**

--- 9/4" utility line(s)

--- fence line

--- water meter

--- manhole

--- cable tv box

--- telephone box

--- electric box

--- power pole

--- edge of asphalt

--- edge of concrete

BL = building line

U.E. = utility easement

D.E. = drainage easement

M.C.D.R. = Montgomery County Deed Records

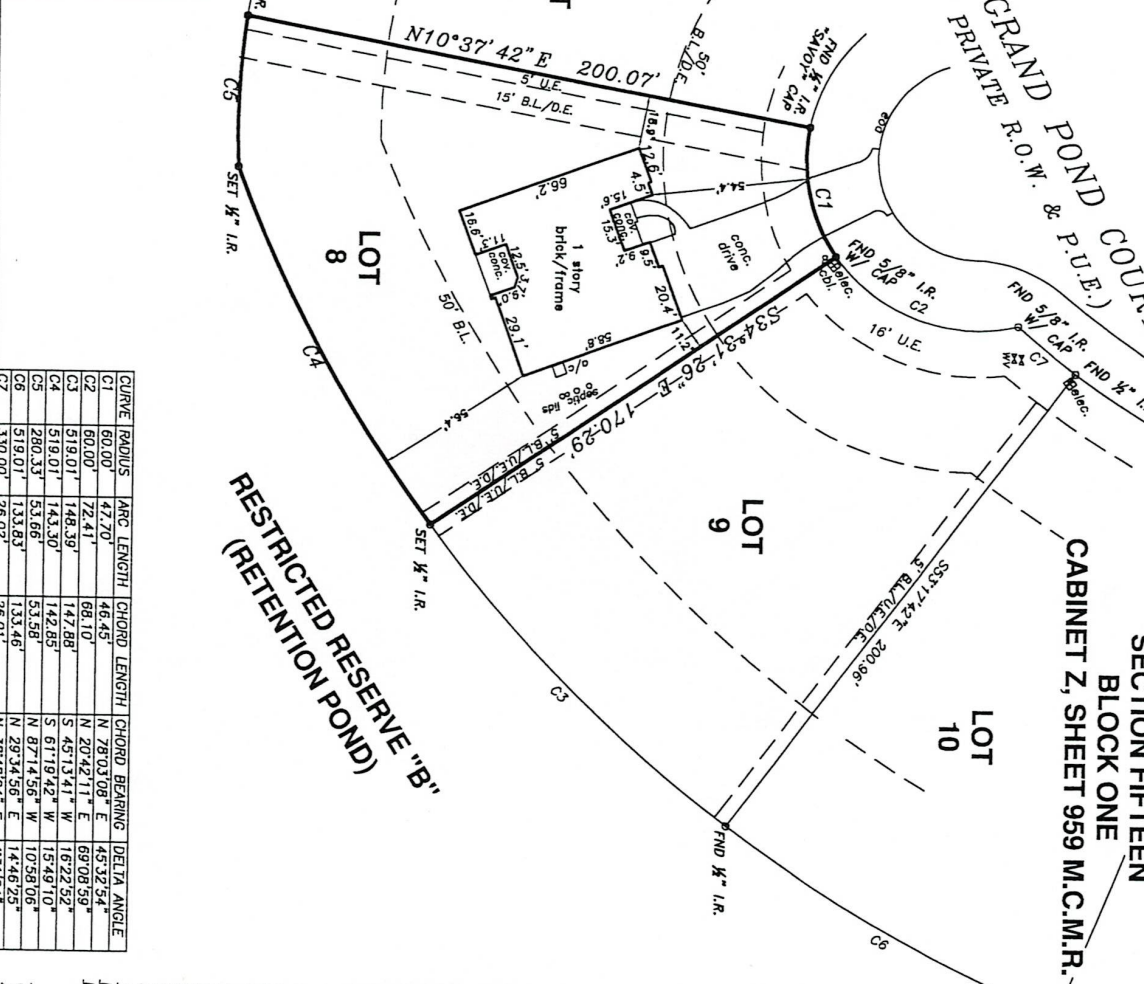
M.C.M.R. = Montgomery County Map Records

OPRMCT = Official Public Records

RPFRMCT = Real Property Records Montgomery County

3033 N. PRAAZLER STREET - CONROE, TX 77383  
THE TEXAS PROFESSIONAL SURVEYING, L.L.C.  
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PRM REGISTRATION NO. 100834-00

PROJECT NO. 444-108  
Key Map 123M  
DRAWING DATE: 08/06/18  
REVISED: 02/20/2019 Final  
DRAWN BY: CDF/DSD



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	47.70'	46.45'	N 28°03'08" E	45.32°54"
C2	60.00'	72.41'	68.10'	N 20°42'11" E	69.08°59"
C3	519.01'	148.39'	142.88'	S 45°13'41" W	16.22°52"
C4	519.01'	143.30'	142.85'	S 61°19'42" W	15.49°10"
C5	280.33'	53.66'	53.58'	N 87°14'56" W	10.58°06"
C6	519.01'	133.83'	133.46'	N 29°34'56" E	14.46°25"
C7	330.00'	26.02'	26.01'	N 38°48'04" E	4.31°04"

Final Survey by ROBERT C. GILMER & JANET L. GILMER  
REVOCABLE TRUST  
11702 EAST GRAND POND COURT  
MONTGOMERY, TEXAS 77356

Lot B, Block 1, of Grand Harbor, Section Fifteen, a subdivision situated in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 959-562 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:  
Chicago Title Ins. Co.  
S.F. No. C1H-MONT-C1119703237KS  
Effective date: January 22, 2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
Those as per Cab. Z, Sheet 959, M.C.M.R.

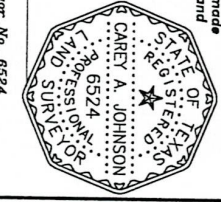
1) 5' underground esmt. for elec. dist. per C.F. #2007-130296.  
2) Floorage & inundation esmt. to S/RM per 71/1/126, M.C.M.R.  
3) There is a 5x20' A.E. adjacent to all U.E. shown hereon.

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).  
Note: all iron rods found with cap or stamped, "Town & County."  
-All set 1/2" from rods are with cap. (stamped TFS 100834-00)  
-This survey is valid only when original signature of surveyor is shown hereon. Declaration is made to original purchaser of this survey. Survey 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 deeds.  
Subject property shown is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the FEMA Flood Insurance Rate Map Number 48339C02000, (Information is based on graphic plotting only. Surveyor assumes no responsibility/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: 08/03/18 MP  
Date of Exam: 11/09/18 EM  
Date of Final: 02/14/19 GR

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524



*Robert C. Gilmer*

*Janet L. Gilmer*