

WILLIAM ATKINS SURVEY, ABSTRACT NO. 3

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bearing
C-1	125.00'	16.63'	7°37'21"	16.62'	S 80°44'42' E
C-2	125.00	38.15'	17°29'12"	38.00'	N 68°11'25' W

LINE TABLE

SAN JACINTO RIVER AUTHORITY CALLED 27.90 AC. VOL. 710, PG. 30, M.C.D.R.

M.C.C.F. MONTGOMERY COUNTY CLERK FILE M.C.M.R. MONTGOMERY COUNTY MAP RECORD M.C.D.R. MONTGOMERY COUNTY DEED RECORD IR IRON ROD CAB. CABINET SHT. SHEET VOL. VOLUME PG. PAGE BOC. BACK OF CURB WM. WATER METER WM. WATER METER
CB. CABLE BOX
EM. ELECTRIC METER
AC. AIR CONDITIONER
GM. GAS METER
BM. BRICK MAILBOX
CONC. CONCRETE
CCP. COVERED CONCRETE PORCH
CW. CONCRETE WALK
CP. CONCRETE PATIO
ET. ELECTRIC TRANSFORMER
LP. LIGHT POLE

LEGEND

LAKE	CON	IROE

Course	Bearing	Distance			7 ~	LP. LIGHT POLE MH. MANHOLE
L-1	S 77°27'34" E	63.83'		Ma	800184P	WW. WOOD WALK
			3			7
				CW .		
				CONC		
				ROCKS		/8in
					ROCKS CONC	BUNKHEAD
			HOUSE CNR PROPERTY L	NON STONE	w	- T
				TILE PATIO	SOIL	
			FND 1/2" IR W/ CAP D & Z LAND SURVEYING	3.1	· F4	CONTROLLING MONUMENT FIND 112" IR
			1	CCP W UPPER DECK	0.6 STONE	-FND 1/2* IR
			CONC PAD		165 24	0.3
				35		11-
			90' SEE MOTE SI			
			.6/3	TWO STO	25 1	
			102.5	TWO STORY BRICK & FRAME DWELLING	WROUGHT FENCE	IRON
		LOT 2	# SI 7.7	2/3	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
			33338	8/8/8	WROUGHT FENCE	
			N 17°33'38"E 102.90	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
			S 10 m	11 53/3		APRIL VILLAS SUBDIVISION
			FOCKS & SOR		LOT 4	CAB. G, SHT. 19A, M.C.M.R.
			+ /			
		20 FT. U.E., CAB. SHT. 19A, M.C.M.	G. R.	3 /08		
		FND 1/2" IR-	/ * 8/ · com ·	9.//		
	FND "X" IN-	7	ORIVE ORIVE	SHT.	T, B.L., CAB. G, 19A, M.C.M.R.	
	FND "X" IN- CONCRETE	CB II	son C-2	CONTROLLING MONUMENT FND 1/2" IR		
			CONC BM/	FND 1/2" IR W/ CAP D & Z LAND SURVEYIN	IC.	1
			/	OM	-	
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NOTES

- BEARINGS ARE REFERENCED TO THE RECORD BEARING (S 30° 33' 21° W) ALONG THE COMMON LINE OF LOTS 3 AND 4, APRIL VILLAS SUBDIVISION, CAB. G, SHT. 19A, M.C.M.R.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED NOVEMBER 30, 2011 (G.F. NO. 1102259).
- 3). SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT OF TITLE.
- 4). SURVEYOR DID NOT LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
- 5). SUBJECT TO A 5 FOOT BUILDING LINE AS RECORDED IN CAB. G, SHT. 19A, M.C.M.R.
- 6). NO STRUCTURE, CARPORT OR OTHER IMPROVEMENT TO BE LOCATED ON ANY LOT NEARER TO LAKE CONROE THAN 25 FEET FROM THE EXISTING BULKHEADING; (AIR COMPRESSORS, EAVES, STEPS AND UNROOFED TERRACES SHALL NOT BE CONSIDERED PART OF THE RESIDENTIAL STRUCTURE) AS RECORDED UNDER M.C.C.F. NO. 9155500.
- 7), SUBJECT TO A UTILITY EASEMENT GRANTED TO MID-SOUTH ELECTRIC COOPERATIVE, INC. AS RECORDED UNDER M.C.C.F. NO. 9207730.
- 8). SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF FLOWAGE EASEMENT TO THE SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOL. 710, PG. 21, M.C.D.R.
- 9). SUBJECT TO TERMS, CONDITIONS AND PROVISIONS TO THE SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOL. 710, PG. 26, M.C.D.R. AND VOL. 710, PG. 30, M.C.D.R

LAND TITLE SURVEY

PLAT SHOWING SURVEY OF LOT 3, APRIL VILLAS SUBDIVISION, RECORDED IN CABINET G, SHEET 19A, MONTGOMERY COUNTY MAP RECORDS, LOCATED IN THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 3, MONTGOMERY COUNTY, TEXAS.

I, DEAN E. DAFFRON, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCHROACHMENTS EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT STANDARDS AND SPECIFICATIONS FOR A TEXAS SOCIETY OF PROFESSIONAL SURVEYORS CATEGORY 1A. CONDITION 3 SURVEY.



1111 DEAN E. DAFFRON, R.P.L.S. 5694



DAFFRON LAND SURVEYING CO.

16582 EASTCHASE MONTGOMERY, TEXAS 77316 PHONE 936-588-0550 FAX 936-588-6974

DATE: DECEMBER 22, 2011 DWG. NO.: 11113 JOB NO.: 11113

JEFFREY R. GREEN DIXIE T. GREEN ADDRESS: 3 VILLAS WAYS DRIVE MONTGOMERY, TEXAS 77356