

# 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

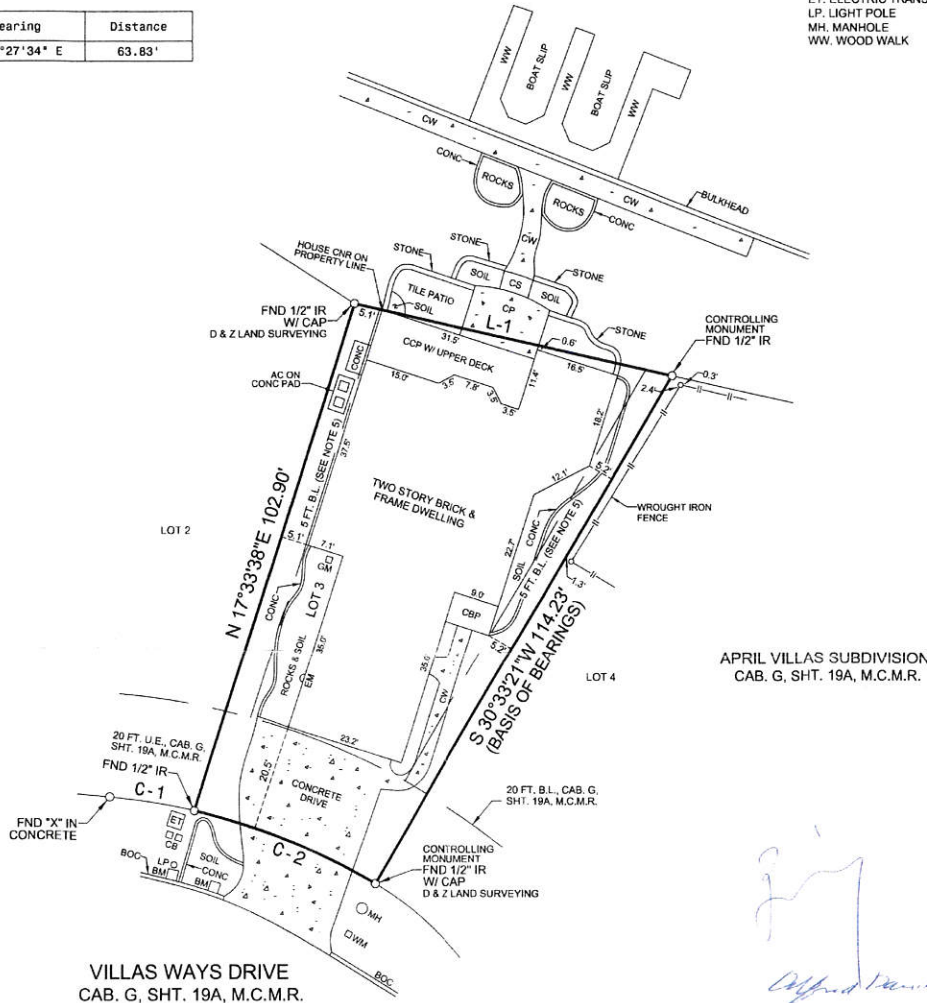
**LINE TABLE**

Course	Bearing	Distance
L-1	S 77°27'34" E	63.83'

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

LAKE CONROE

**LEGEND**  
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  
BOG. BACK OF CURB  
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  
MH. MANHOLE  
WW. WOOD WALK



**NOTES:**

- 1) 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.
- 2) 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 BULKHEAD; (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.

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.



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

**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.

**DAFFRON LAND SURVEYING Co.**  
16582 EASTCHASE  
MONTGOMERY, TEXAS 77316  
PHONE 936-588-0550  
FAX 936-588-6974

DATE: DECEMBER 22, 2011  
SCALE: 1" = 20'  
DWG. NO.: 11113  
JOB NO.: 11113

JEFFREY R. GREEN  
DIXIE T. GREEN  
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MONTGOMERY, TEXAS 77356