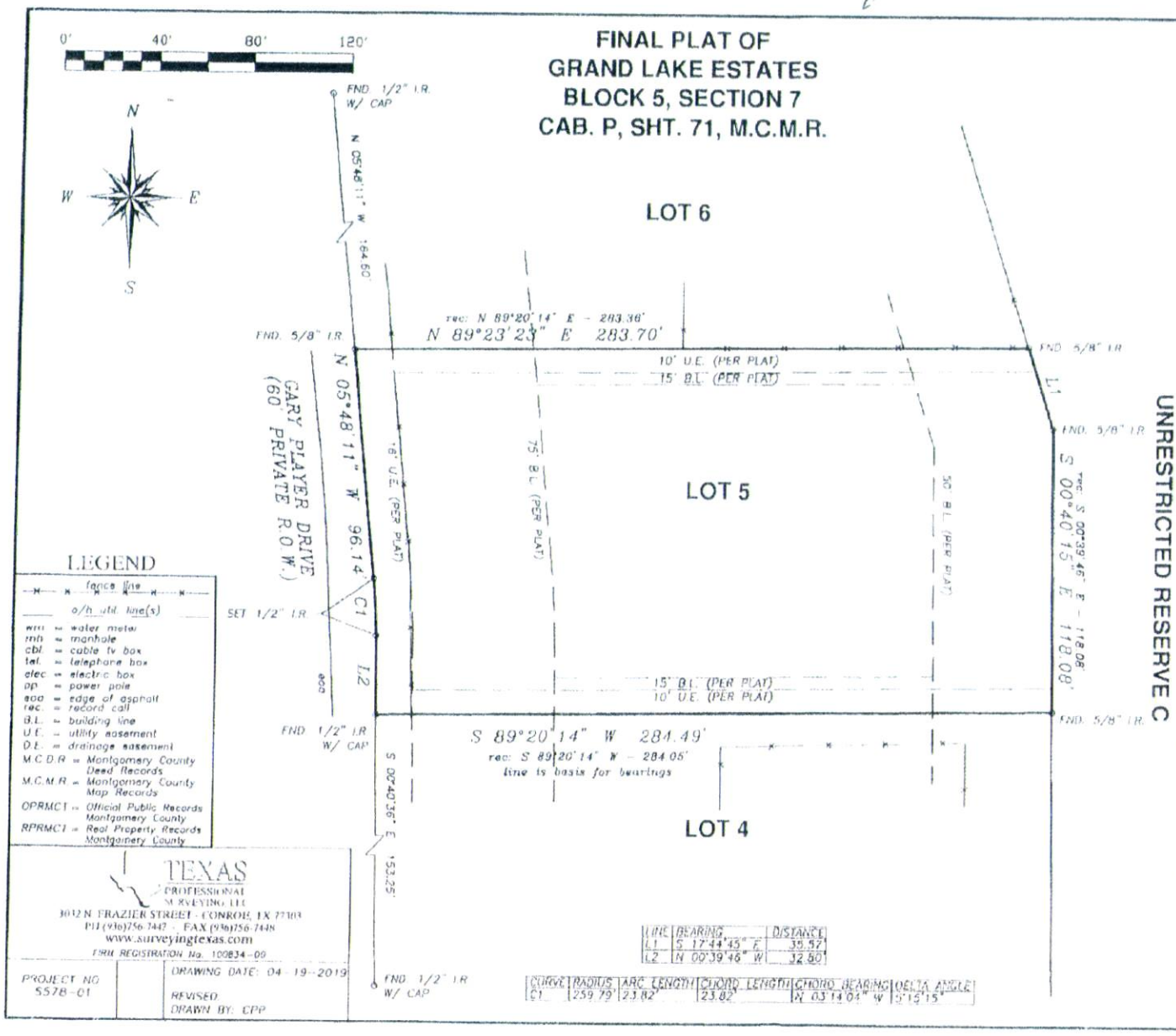
Amentha Sifton

FINAL PLAT OF GRAND LAKE ESTATES BLOCK 5, SECTION 7 CAB. P, SHT. 71, M.C.M.R.



UNRESTRICTED RESERVE C

LEGEND

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
eoa = 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

LINE	BEARING	DISTANCE
L1	S 17°44'45" E	35.57'
L2	N 00°39'46" W	32.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	259.79'	23.82'	23.82'	N 03°14'04" W	5°15'15"

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. 5578-01

DRAWING DATE: 04-19-2019

REVISED:

DRAWN BY: CPP

BOUNDARY & IMPROVEMENT SURVEY
FOR: STEVE SIFTON & AMENTHA SIFTON
18489 GARY PLAYER DRIVE
MONTGOMERY, TEXAS 77316

Being all of Lot 5, Block 5, of the Final Plat of Grand Lake Estates, Section 7, according to the map or plat thereof, recorded in Cabinet P, Sheet 71, of the Map Records of Montgomery County, Texas.

-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.

-This survey has been done without the benefit of a current title report. 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 does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0350 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: 04-17-2019 RH

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524