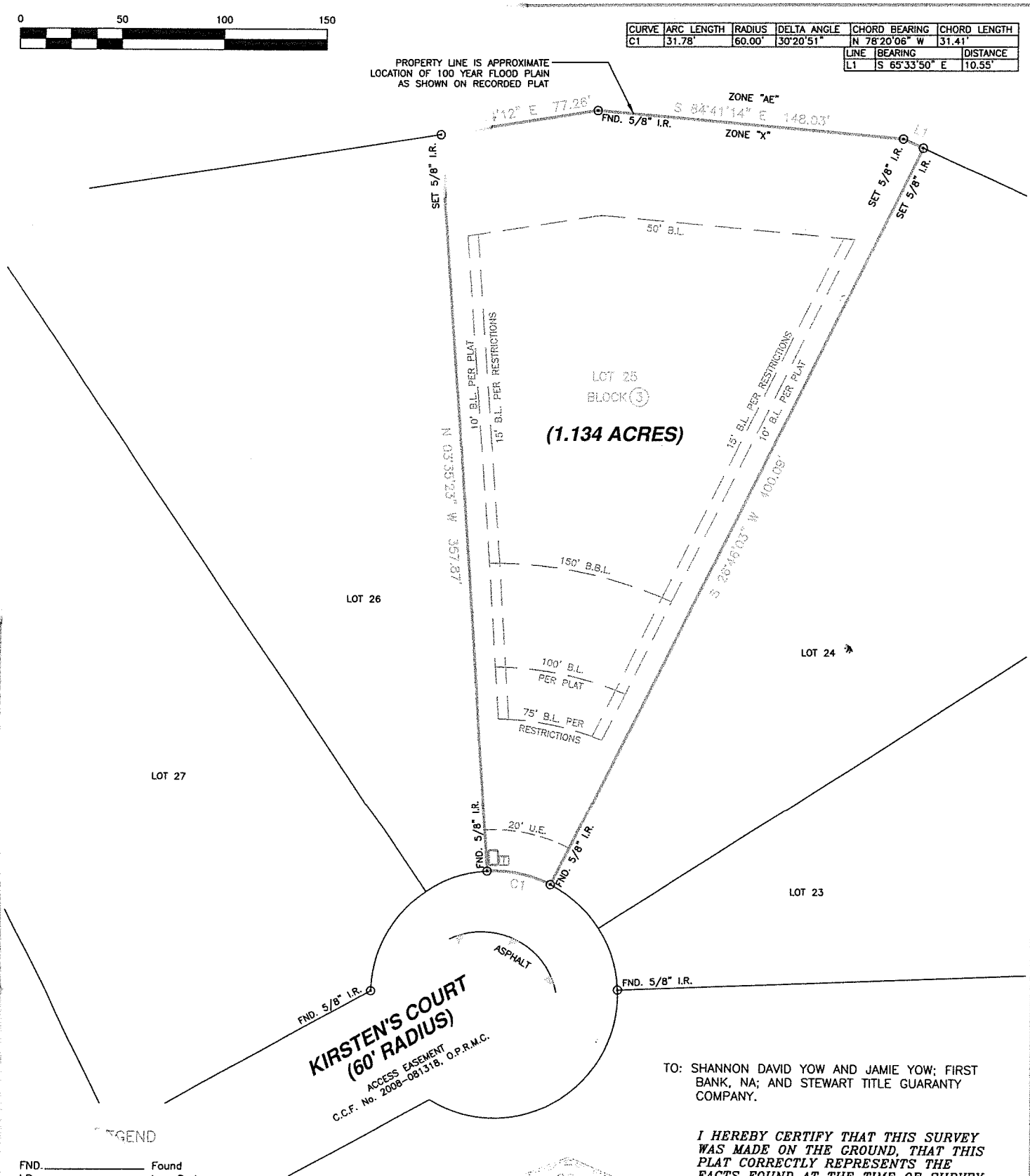




CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.78'	60.00'	30°20'51"	N 78°20'06" W	31.41'
LINE	BEARING	DISTANCE			
L1	S 65°33'50" E	10.55'			

PROPERTY LINE IS APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN AS SHOWN ON RECORDED PLAT



TO: SHANNON DAVID YOW AND JAMIE YOW; FIRST BANK, NA; AND STEWART TITLE GUARANTY COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

*Joel Bilyeu*  
JOEL BILYEU TEXAS R.P.L.S. NO. 6106

**LAND TITLE SURVEY**  
**LOT 25, BLOCK 3**  
**GRAND LAKE ESTATES, SECTION 11**  
**CABINET Z, SHEET 673, M.C.M.R.**  
**ARCHIBALD HODGE SURVEY, A-18**  
**MONTGOMERY COUNTY, TEXAS**



- LEGEND**
- FND. \_\_\_\_\_ Found
  - I.R. \_\_\_\_\_ Iron Rod
  - M.C.M.R. \_\_\_\_\_ Montgomery County Map Records
  - M.C.D.R. \_\_\_\_\_ Montgomery County Deed Records
  - O.P.R.M.C. \_\_\_\_\_ Official Public Records of Montgomery County Clerk File No.
  - C.C.F. No. \_\_\_\_\_ County Clerk File No.
  - B.L. \_\_\_\_\_ Building Line
  - B.B.L. \_\_\_\_\_ Barn Building Line
  - U.E. \_\_\_\_\_ Utility Easement

- IRON ROD ○
- ELECTRICAL BOX ○
- TELEPHONE PEDESTAL ○

- NOTES:**
- THE BASIS OF BEARING FOR THIS SURVEY ARE THE CALLS ON THE RECORDED PLAT OF GRAND LAKE ESTATES, SECTION 11.
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PANEL No. 48339C0365 F, MAP EFFECTIVE DATE: DECEMBER 19, 1996, AS SCALED AND SHOWN ON THE RECORDED PLAT.
  - TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE No. 1411479, EFFECTIVE DATE: JANUARY 26, 2014.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT AND RESTRICTIONS RECORDED UNDER CLERK'S FILE No. 2007-028990 OF THE O.P.R.M.C.
  - SECTION 3.03 OF THE RESTRICTIONS RECORDED UNDER CLERK'S FILE No. 2007-028990 OF THE O.P.R.M.C. STATE: "PROVIDED ANY CONFLICT WITH THE BUILDING SET BACK LINES SET FORTH ON THE PLAT SHALL BE CONTROLLED BY THE PLAT."

**C&R SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS

11814 BROWNWOOD DR. MAGNOLIA, TEXAS 77354  
OFFICE - (281) 259-6042 FAX - (281) 259-6043  
E-MAIL - joel@crrsurveying.com



Date: 06/04/2014	Scale: 1" = 50'
Drawn By: A.M.M.	Checked By: J.R.B.
Job No.: 01103-000-0-LTS	Drawing No. B - 540