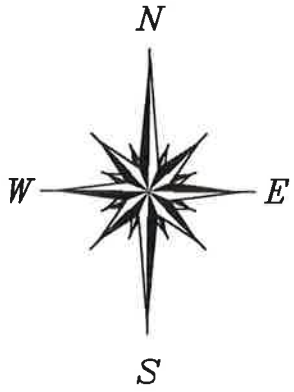


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	630.00'	60.90'	60.88'	S 71°14'10" E	5°32'19"
C2	1920.00'	116.56'	116.54'	S 18°27'36" W	3°28'42"
C3	1920.00'	139.08'	139.05'	S 22°16'27" W	4°09'01"
C4	630.00'	50.05'	50.03'	N 66°11'27" W	4°33'06"



LOT 16

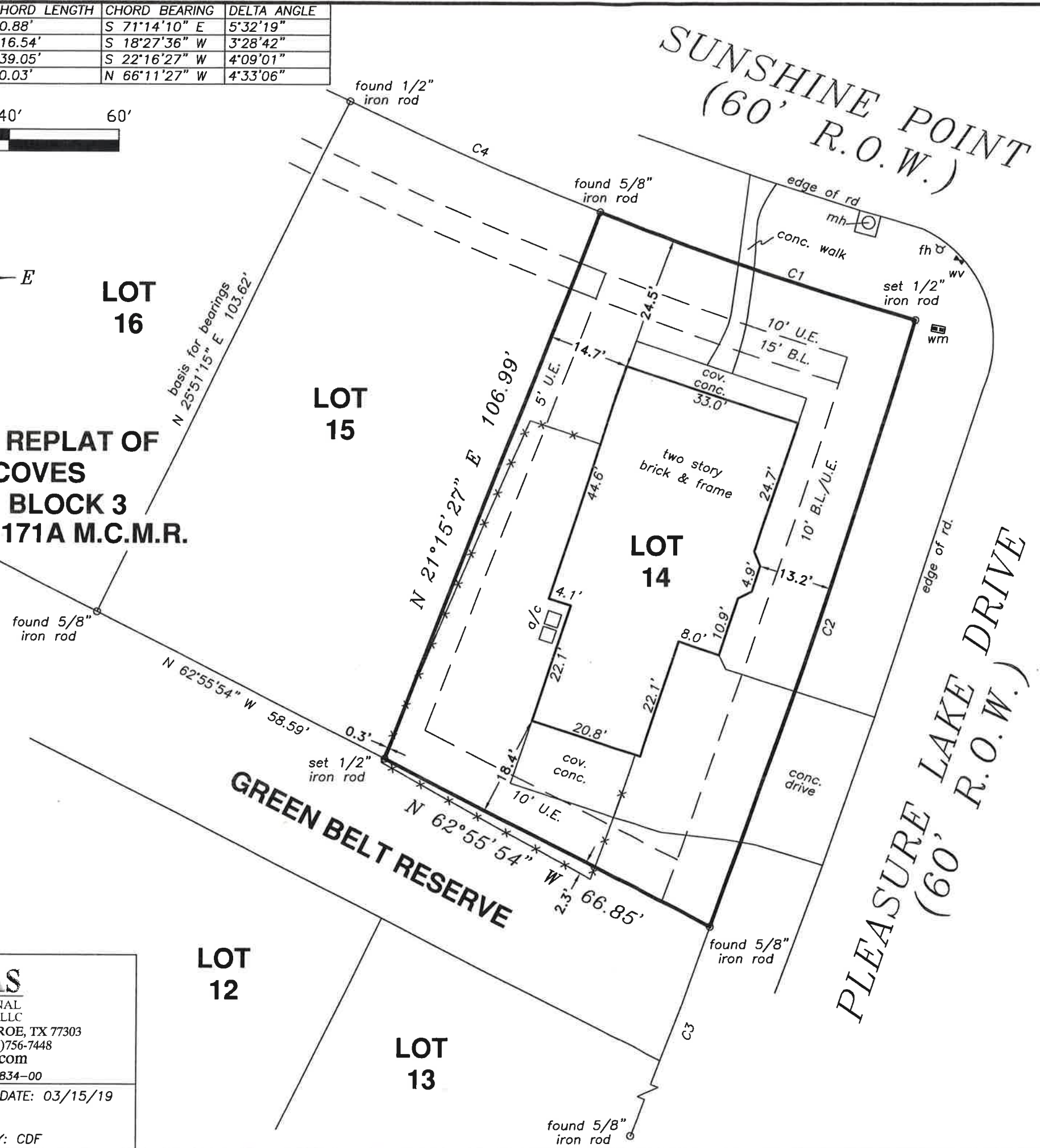
THE SECOND REPLAT OF SEVEN COVES SECTION 2, BLOCK 3 CAB. A, SHEET 171A M.C.M.R.

LEGEND

- x — x — fence line
- o/h util. line(s)
- wm = water meter
- wv = water valve
- fh = fire hydrant
- mh = manhole
- elec. = electric box
- pp = power pole
- ea = 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

TEXAS
 PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77303
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 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

PROJECT NO. G404-01	Key Map 125R	DRAWING DATE: 03/15/19
		REVISED: DRAWN BY: CDF



BOUNDARY & IMPROVEMENT SURVEY
 FOR: ANDREW R. GESFORD and HANNAH E. GESFORD
 5202 SUNSHINE POINT
 WILLIS, TEXAS 77318

Lot Fourteen (14), in Block Three (3), of The Second Replat of Seven Coves, Section Two (2), situated in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet "A", Sheet 171A 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:
 First American Title Guaranty Co.
 G.F. No. 2387276-H043
 Effective date: 02/25/2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
 Those of record in Cabinet A, Sheet 171A, M.C.M.R. and applicable restrictions listed in Item 10(a) of Schedule B of Title Commitment referenced above.

- 1) Building line & easement restrictions per Vol. 862, Pg. 720, M.C.D.R.

-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.

-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 0225 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: 03/14/19 JM

Michael S. Partridge
 Michael S. Partridge
 Registered Professional Land Surveyor No. 6125

