

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	630.00'	4.59'	4.59'	N 74°33'34" E	0°25'03"
C2	630.00'	48.04'	48.03'	N 72°09'59" E	4°22'08"
C3	630.00'	48.19'	48.18'	N 67°47'27" E	4°22'57"
C4	630.00'	48.17'	48.16'	N 63°24'33" E	4°22'51"



**PLEASANT BEND  
(60' R.O.W.)**

**BRIAR GROVE  
SECTION 4, BLOCK 3  
CAB. Z, SHEET 4317 M.C.M.R.**

BEING Lot 3, Block 3 of Briar Grove, Section 4, according to the map or plat thereof recorded in Cabinet Z, Sheet 4317 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:  
Old Republic National Title Ins. Co.  
G.F. No. 1701559  
Effective date: 12/22/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
Those as per Cab. Z, Sheet 4317, M.C.M.R. and M.C.C.F. Nos. 2005-125173, 201-001617, 2017-013896.

- 25' B.L. & 14' U.E. along front property lot line.
- 10' B.L. along rear property lot line.
- 5' B.L. along property side lot lines.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions 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 plat.

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 0385 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: 07/27/17 KH  
Date of Form: 09/07/17 KH  
Date of Final: 12/29/17 RH

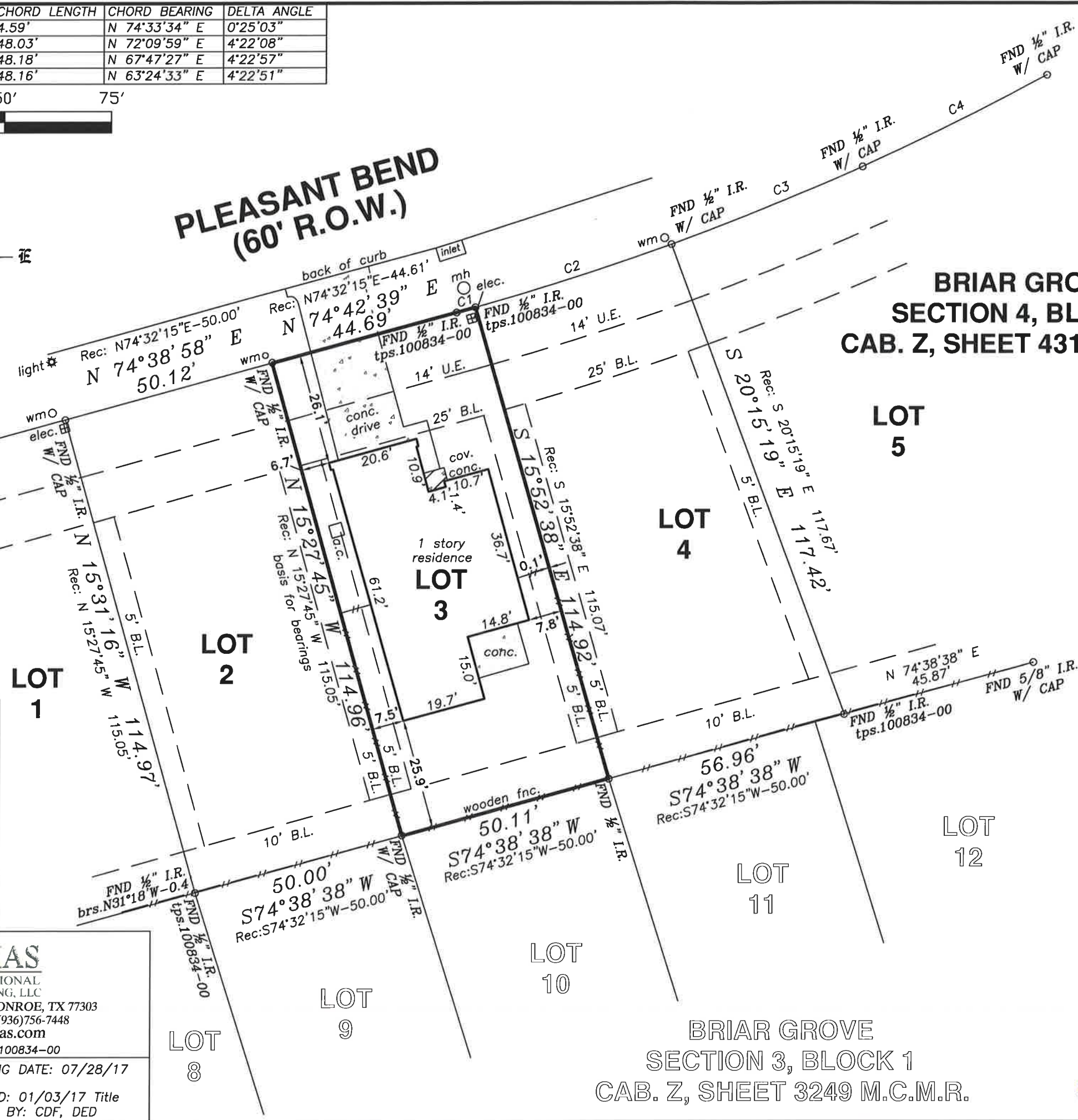


*Michael S. Partridge*  
Michael S. Partridge  
Registered Professional Land Surveyor No. 6125

- LEGEND**
- wm = water meter
  - mh = manhole
  - cbl. = cable tv box
  - tel. = telephone box
  - 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
  - A.E. = aerial easement
  - M.C.D.R. = Montgomery County Deed Records
  - M.C.M.R. = Montgomery County Map Records

**TEXAS**  
PROFESSIONAL SURVEYING, LLC  
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FIRM REGISTRATION No. 100834-00

PROJECT NO. S173-499  
Key Map 158P  
DRAWING DATE: 07/28/17  
REVISED: 01/03/17 Title  
DRAWN BY: CDF, DED



**BRIAR GROVE  
SECTION 3, BLOCK 1  
CAB. Z, SHEET 3249 M.C.M.R.**