



SYMBOL LEGEND

- Telephone Ped
- Electric Box
- Water Valve
- Fnd Iron Rod
- Set Iron Rod



**EMERALD LAKES DRIVE
(60' PRIVATE R.O.W.)**

**TOPAZ TRAIL
(60' PRIVATE R.O.W.)**

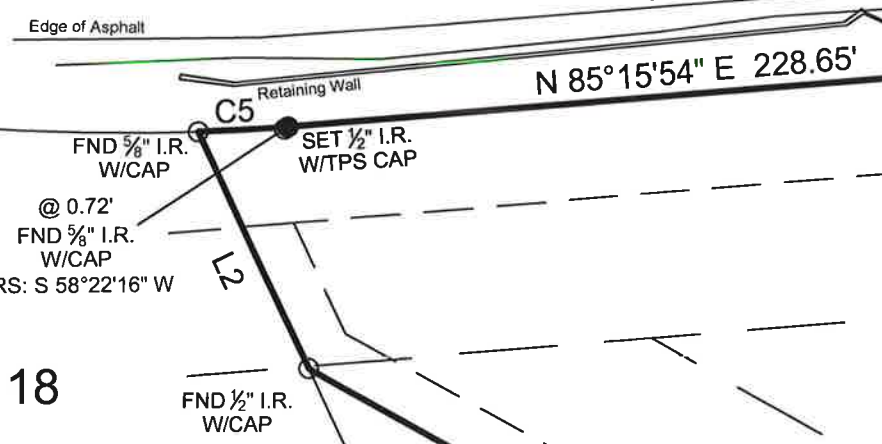
**TOPAZ COURT
(60' PRIVATE R.O.W.)**

**EMERALD LAKES
BLOCK 3, SECTION 1
CAB. Z, SHT. 730,
M.R.M.C.T.**

LOT 18

LOT 17

LOT 16



Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2462258-HO43
Effective date: December 2, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Those as per item 10(a), Schedule B, of the said Title Commitment.
- A 50 foot building setback line along the Northerly property line as set forth on the recorded plat and dedication.
- A 50 foot building setback line along the Easterly property line as set forth on the recorded plat and dedication.
- A 40 foot building setback line along the Rear property line as set forth on the recorded plat and dedication.
- The Utility and Aerial easement(s) as set out on plat/map in Cabinet Z, Sheet 730 of the Map and/or Plat Records of Montgomery County, Texas.
- Easement as shown on the recorded plat and dedication: Purpose: Drainage Location: 15 feet wide on each side of the center line of all gullies, ravines and other natural drainage courses on the herein described property. (OWNER POLICY ONLY)

LINE	BEARING	DISTANCE
L1	S 23°52'38" E	37.28'
L2	N 25°32'28" W	54.48'
L3	S 26°04'36" W	32.86'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.85'	388.70'	11°19'41"	N 79°34'59" E	76.72'
C2	36.03'	25.00'	82°34'28"	S 65°02'04" E	32.99'
C3	78.24'	167.01'	26°50'35"	S 37°07'50" E	77.53'
C4	33.49'	25.00'	76°45'40"	S 12°24'59" E	31.04'
C5	18.82'	473.71'	2°16'35"	N 86°54'48" E	18.82'

BOUNDARY SURVEY

General Notes:

- © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 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.
- Fences as shown

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0250G having an effective date 08/18/2014.

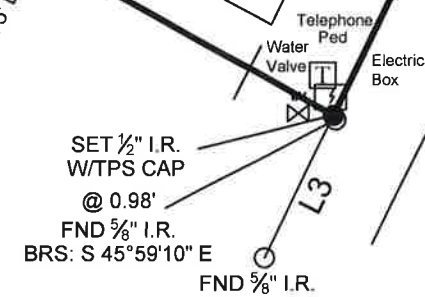
Job No.: F127-691
Scale: 1"=40'
Date: 12/18/2019
Drawn By: GD
Field Crew: JC
Revised: -

Purchaser: Tharavan Khieu and Dalin Nguon
Address: 14713 Topaz Court, Willis, Tx 77378
Lot: 17, Block: 3, Section: 1
Survey: John B. Tong, A 39
Area: _____
Subdivision: Emerald Lakes
Cabinet: Z, Sheet: 730, Map: Records
Montgomery County, Texas

TEXAS
PROFESSIONAL
SURVEYING, LLC

3032 N. FRAZIER STREET - CONROE, TX 77303
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FIRM REGISTRATION No. 100834-00

Basis of Bearings: Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

