



* John L. Dempsey

* James D. Seegers

- Notes:
- 1) Bearings are based upon the monumented East line of Lots 80 & 81, per plat.
 - 2) All 1/2" IR's set with cap stamped "Jeff Moon R.P.L.S. 4870".
 - 3) This survey was done with the benefit of a title commitment provided by Old Republic National Title Insurance Company, having GF No. 17002989, and an effective date of June 11, 2017.
 - 4) Tract is subject to the restrictive covenants recorded in Volume 532, Page 376, M.C.D.R., and under County Clerk's File Numbers: 8136334, 980727, 2002-119847, 2013040008, & 2013040010.

LAND TITLE SURVEY OF LOTS 45, 46, 47, 48, 80, 81, 83 & 84, OF THE LAKE ESTATE, SECTION ONE IN THE WILLIAM RANKIN SURVEY, A-30

MONTGOMERY COUNTY, TEXAS REF. Vol. 5, Pg. 467, MAP RECORDS
 Scale: 1" = 40' Date: June 18, 2017
 Address: 2381 S Lake View Rd, Montgomery, TX 77316

To James D. Seegers & John L. Dempsey, Exclusively.
 I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.
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Jeffrey Moon
 Jeffrey Moon
 Registered Professional
 Land Surveyor No. 4939

GF# 17002989 File # 17-7-70 Book L.L. Pg. _____
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX 77305
 T.B.P.L.S. Firm No. 10112200 (936) 756-5286 Fax (936) 756-5281

Line Table		
Line #	Bearing	Distance
L1	N65° 09' 13"E	77.98
L2	N33° 34' 33"E	40.33
L3	S27° 22' 02"W	81.98
L4	S00° 33' 24"W	40.10

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	10.98	174.08	002° 36' 45"	S63° 54' 03"W 10.97
C2	114.82	191.02	034° 25' 09"	N47° 52' 43"E 112.10
C3	126.83	139.38	051° 55' 06"	N15° 32' 35"W 125.76