

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	215.00'	25.07'	25.05'	S 01°36'57" E	6°40'48"
C2	215.00'	35.65'	35.61'	S 07°17'12" W	9°30'01"
LINE	BEARING	DISTANCE			
L1	S 11°47'01" W	10.09'			

**APRIL SOUND
SECTION SEVEN
BLOCK 58
CABINET A, SHEET 165-A M.R.M.C.T.**

CAPETOWN
(30' R.O.W.)

**FINAL
SURVEY
FOR: SCHECK BUILDERS
137 CAPETOWN
MONTGOMERY, TEXAS 77356**

Being Lot 1 in Block 58, of APRIL SOUND, SECTION SEVEN (7), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 165A (formerly Volume 12, Page 39) of the Maps Records of Montgomery County, Texas.

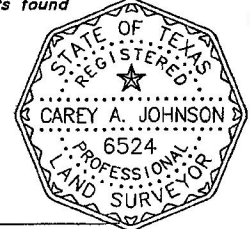
-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
-This survey has been done without the benefit of a current title report. Surveyor has not performed 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.

General Notes:
Elevations shown hereon are based on the published lake level of Lake Conroe by the S.J.R.A. on August 7, 2020 at 9:54 a.m. Elev.=200.04'.

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 for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 09/08/16 DM
Date of Update: 08/07/2020 RH
Date of Form: 08/28/2020 RH
Date of Final: 01/18/2021 MB



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

**LAKE
CONROE**

C.O.A.

**LOT
2**

Rec: N 82°54'23" E 98.40'
N 82°54'08" E 98.10'

FND 1/2" I.R.
(5234 CAP)

**LOT
1**

2-STORY
STONE & FRAME
RESIDENCE

24.99'
N07°29'01" W
Rec: N07°07'36" W -25.00'

CONCRETE WALKWAY

FND 3/4" I.R.

S 82°52'23" W 95.54'
Rec: S 82°52'23" W 95.76'
line is basis for bearings

C.O.A.

**LOT
6
BLOCK 59**

FND 1/2" I.R.
W/ CAP

FND 1/2" I.R.
(4639 CAP)

LEGEND

- wv = water valve
- 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

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com

FIRM REGISTRATION No. 100834-00

PROJECT NO.
W231-01

Key
Map
124Z

DRAWING DATE: 09/09/16
REVISED: 08/28/2020_Form
REVISED: 01/18/2021_Final

DRAWN BY: CDF/DED/SC/MB

