

Marina Drive
(60' R.O.W.)

N: 10127764.9420
E: 3791269.6850
Fnd. 5/8" I.R. w/ cap
stamped "Glezman 4627"
NEC 2.203 Acres
Controlling Monument
P.D.B. Tract 1, P.D.C. Tract 2

Line Held for Directional Control
N87° 23' 15"E 360.50'
(Deed Call: S89°19'21"E 598.91')

Set 5/8" I.R.
(See Note 2)
P.D.B. Tract 2

N87° 23' 15"E 238.59'

Called 2.203 Acres
Anthony and Mary Tran
C.C.F.N. 2005-098696 M.C.R.P.R.

Tract 1
1.433 ACRES
NOT A PART "SOLD OUT"

Phase II

Called 2.203 Acres
Anthony and Mary Tran
C.C.F.N. 2005-098696 M.C.R.P.R.

Tract 2
1.460 ACRES

Called 2.699 Acres
Pineмонт Investments LTD
C.C.F.N. 2016-056272 M.C.R.P.R.

Called 0.6938 Acre
Tran Ho Investments LLC
C.C.F.N. 2016-02237 M.C.R.P.R.

Called 0.6938 Acre
Tran Ho Investments LLC
C.C.F.N. 2016-02237 M.C.R.P.R.

Lake Conroe

San Jacinto River Authority
Vol. 525, Pg. 22 M.C.D.R.

Recreational Reserve "C"
Lot 23B
Key Harbor Block 1
Cab. J, Sht. 130 M.C.P.R.

L15
Hog Wire Wood Fence

Fnd. 5/8" I.R. w/cap
stamped "Glezman 4627"
@ Sta. 0+40.98

Set P.K. Nail
In Support post

L8 'Set' L7 'Set' L8 'Set'

L5 'Set' L4 'Set' L3 'Set'

Point For Corner

Called 0.6938 Acre
Tran Ho Investments LLC
C.C.F.N. 2016-02237 M.C.R.P.R.

Point For Corner

Point For Corner

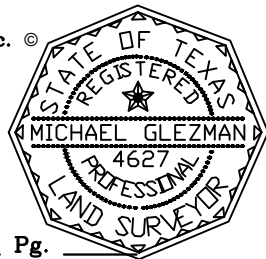
Fnd. 5/8" I.R.
SEC 2.203 Acres

Deed Call: N01°07'24"E 326.45'
S04° 22' 51"E 326.47'

LAND TITLE SURVEY
2.894 ACRES
IN THE JAMES SMITH SURVEY, A-37
MONTGOMERY COUNTY, TEXAS REF: N/A MAP RECORDS
Scale: 1" = 50' Date: February 27, 2018
Address: 15075 Marina Drive, Montgomery, Texas 44356

To Bowen Group, Inc a Texas corporation, Exclusively,
I hereby certify that this survey substantially conforms to the
current Texas Society of Professional Surveyors standards and
specifications for a Category 1A Condition II survey.
All rights reserved Copyright 2018 Jeffrey Moon & Assoc., Inc. ©

Michael Glezman
Michael Glezman
Registered Professional
Land Surveyor No. 4627



GF# 1701089 File # 18-B-14 TJH Book LL Pg.
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281

Line #	Direction	Length	Call Bearing and Distance
L1	N50° 16' 20"W	14.41	N46° 58' 57"W 14.41
L2	N84° 18' 46"W	26.56	N81° 01' 23"W 26.56
L3	N62° 12' 49"W	91.95	N59° 55' 26"W 91.95
L4	N74° 47' 03"W	62.93	N71° 29' 40"W 62.93
L5	N79° 33' 26"W	62.05	N76° 16' 03"W 62.05
L6	N86° 27' 22"W	57.26	N83° 09' 59"W 57.26
L7	S87° 41' 16"W	76.50	S89° 01' 21"W 76.50
L8	N84° 29' 10"W	43.58	N81° 11' 47"W 45.45
L9	S87° 32' 16"W	72.58	S89° 11' 24"W 72.76'
L10	N58° 00' 37"W	35.10	N54° 43' 14"E
L11	N73° 33' 09"W	50.32	N70° 15' 32"W 50.32'
L12	S74° 47' 26"W	16.58	S78° 04' 49"W 16.58'
L13	N55° 42' 28"W	25.91	N52° 25' 05"W 25.91'
L14	N13° 49' 58"W	41.14	N10° 32' 35"W 41.14'
L15	N03° 30' 51"W	131.42	N00° 40' 39"E 131.14'

Notes:

- Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- "Set", are 5/8" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
- This survey was performed with reliance upon title examination and abstracting performed by Old Republic National Title Insurance Company under GF No. 1701089 with an effective date of November 19, 2017. This surveyor has not abstracted the subject property. Title Report Exceptions are those set forth in instruments Vol. 329, Pg. 77; Vol. 428, Pg. 17; Vol. 525, Pg. 22 M.C.D.R. & C.C.F.N. 2005-098696. M.C.R.P.R.
- This survey is based in part on a Metes and Bounds description of even date.
- Surveyor has subdivided this tract solely at owners request.
- The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.
- Revised Date March 6, 2018. JM