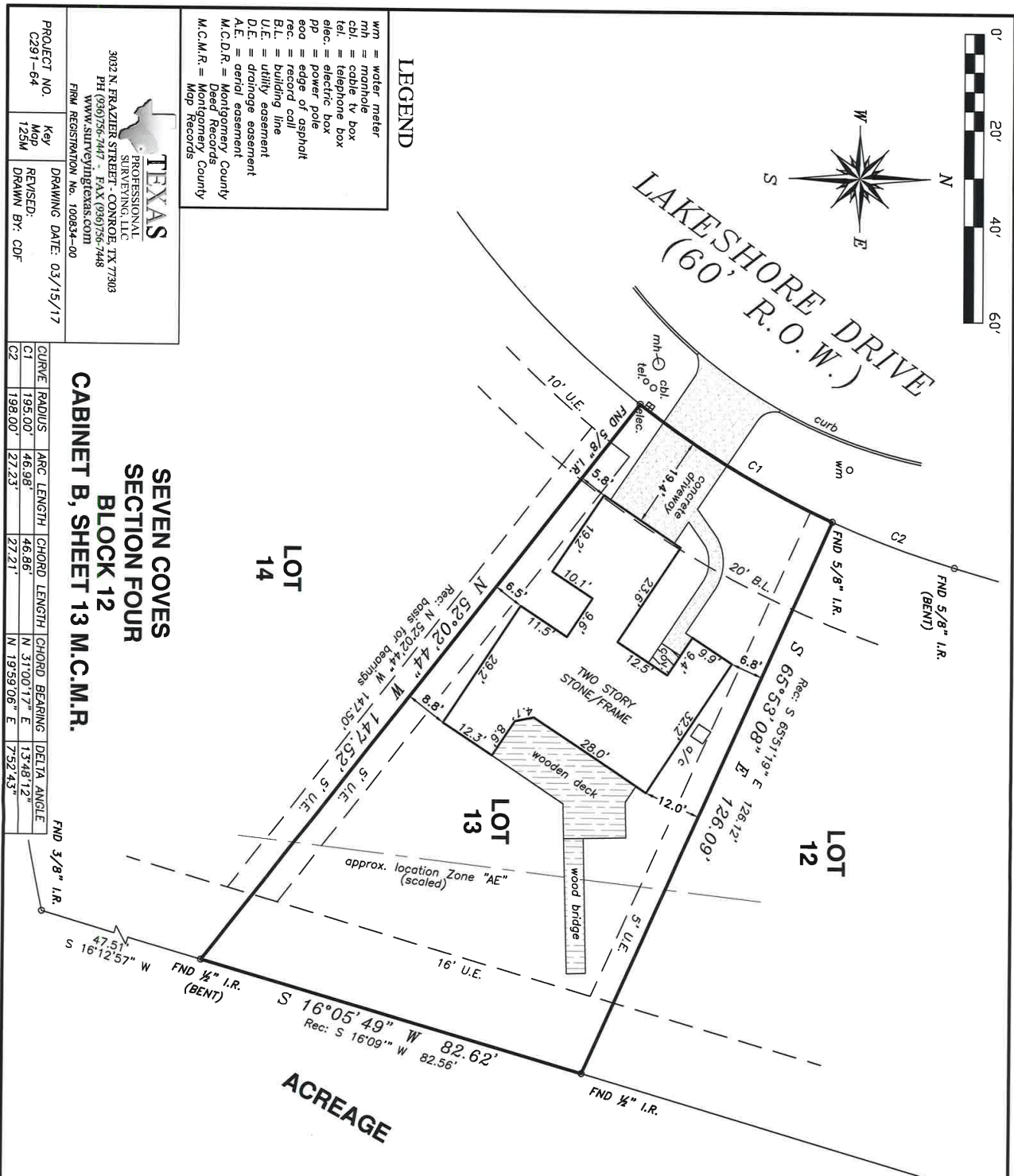




LAKE SHORE DRIVE
(60' R.O.W.)



LEGEND

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec = electric box
- pp = power pole
- eo = 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
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGINTEXAS.COM
FIRM REGISTRATION NO. 100834-00

PROJECT NO. C291-64
Key Map 125M
DRAWN BY: CDF

DRAWING DATE: 03/15/17

SEVEN COVES SECTION FOUR BLOCK 12 CABINET B, SHEET 13 M.C.M.R.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00'	46.98'	46.86'	N 31°00'17" E	13°48'12"
C2	198.00'	27.23'	27.21'	N 19°59'06" E	7°52'43"

ACREAGE

BOUNDARY & IMPROVEMENT SURVEY
FOR: JEFFREY M. LAURENT
5050 LAKESHORE DRIVE
WILLS, TEXAS 77318

Being Lot 13, Block 12, of Seven Coves, Section 4, as recorded Cabinet B, Sheet 13 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:



G.F. No. 17-291698-M6
Effective date: 02/13/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record: Those as per Cab. B, Sheet 13, M.C.M.R. and applicable restrictions listed in Items 1 & 10 of SCHEDULE B of said title commitment.

1) Esmt. to H.L.&P. Co. per 920/493, H.C.D.R.

—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 & AE, and appears 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 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: 03/15/17 VL

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

