

0' 20' 40' 60'



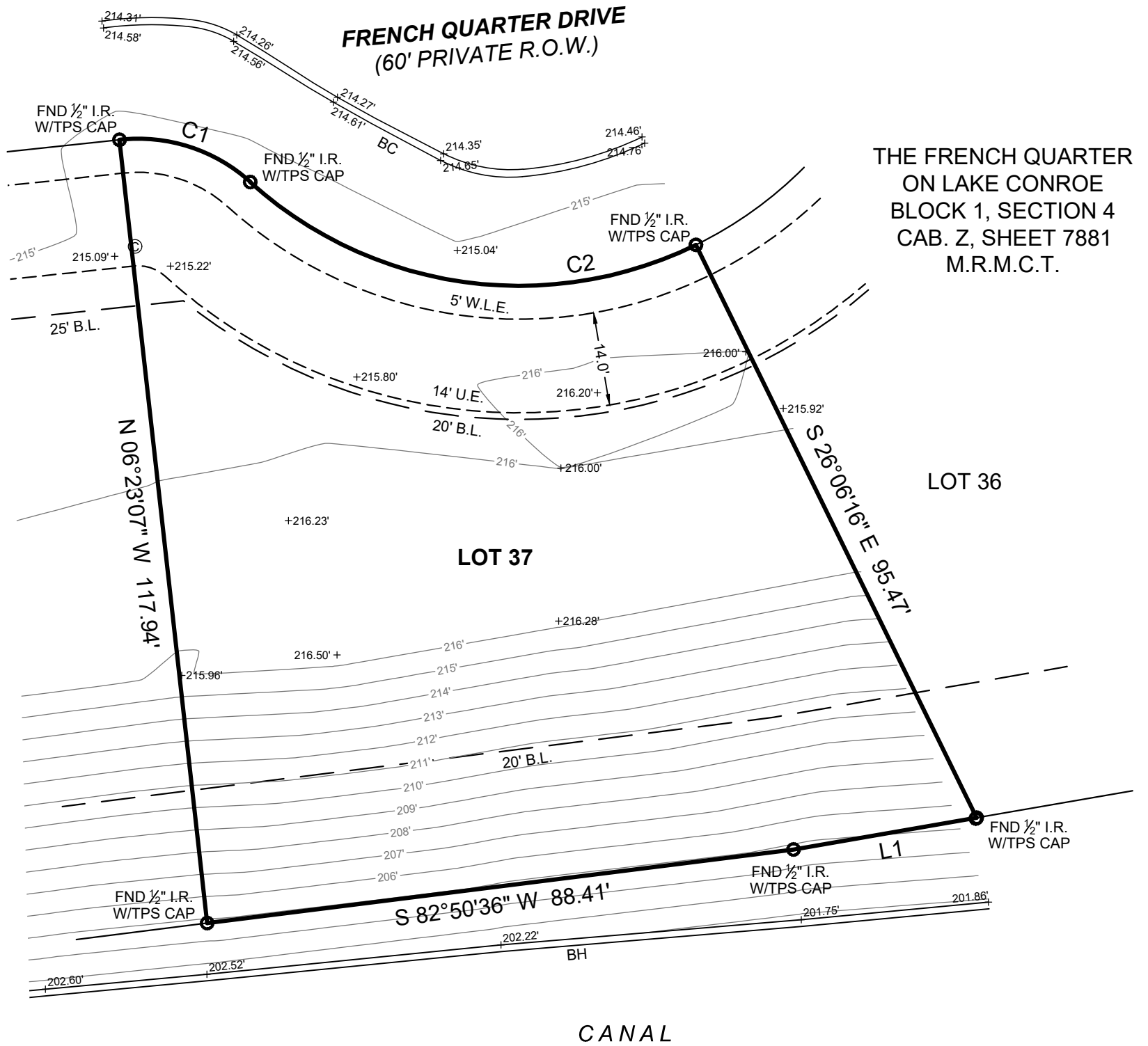
Scale: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.18'	20.56'	S 72°06'39" E	48°32'54"
C2	60.00'	71.49'	67.34'	S 81°58'14" E	68°16'04"

LINE	BEARING	DISTANCE
L1	S 80°10'37" W	27.81'

SYMBOL LEGEND

- ⊙ CLEANOUT
- FOUND SURVEY MONUMENT
- BC BACK OF CURB
- BH BULKHEAD



BOUNDARY & TOPOGRAPHIC SURVEY

GENERAL NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE 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 SURVEY.
- UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH, FROM A PLANE 20' ABOVE THE GROUND, UPWARD, LOCATED ADJACENT TO ALL UTILITY EASEMENTS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NAVD88, GEOID 18.
- TBM "A" - BEING A "X" CUT IN CURB, APPROXIMATELY 28.63' FEET FROM THE NORTHEASTERN CORNER OF LOT 49. ELEVATION = 215.34' FEET.
- TBM "B" - BEING A MAG NAIL SET IN CONCRETE, APPROXIMATELY 17.69' FEET FROM THE SOUTHWESTERN CORNER OF LOT 25. ELEVATION = 214.82' FEET.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0225G HAVING AN EFFECTIVE DATE OF 08/18/2014.

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.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88, GEOID 18, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PROJECT NUMBER	26082
DATE	07-05-2022
DRAWN BY	GM/MB
CHECKED BY	ERP/NW
FIELD CREW	JL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

TEXAS PROFESSIONAL SURVEYING
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 Firm No. 10083400

PURCHASER.....NELSON BARADAT
 ADDRESS.....12865 FRENCH QUARTER DRIVE, WILLIS, TX, 77318
 SURVEY.....ELIJAH COLLARD, A - 7
 SUBJECT.....LOT 37, BLOCK 1
 SUBDIVISION.....THE FRENCH QUARTER ON LAKE CONROE, SECTION 4
 RECORDING.....CABINET Z, SHEET 7881, MAP RECORDS
 COUNTY.....MONTGOMERY

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

