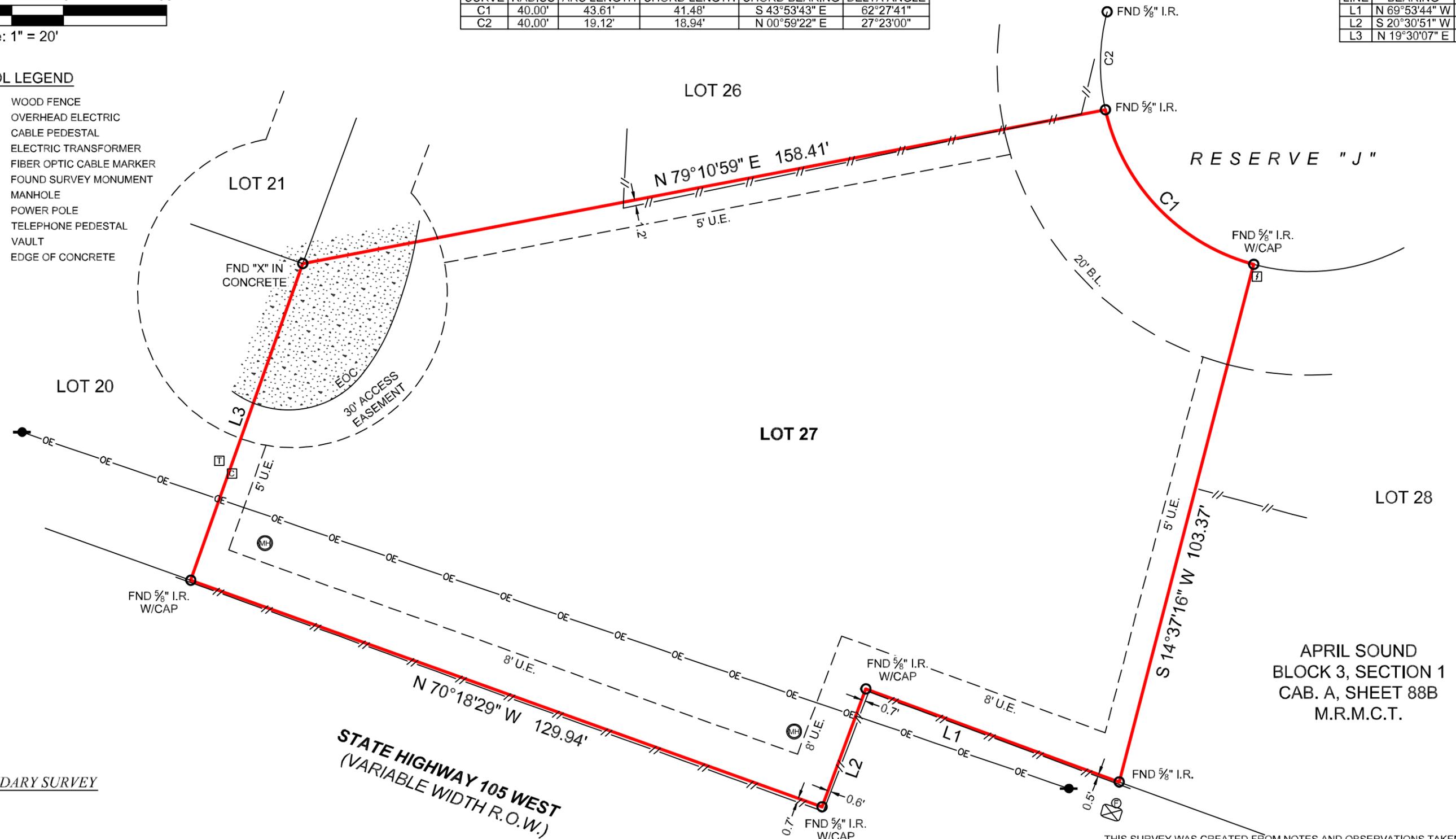


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	43.61'	41.48'	S 43°53'43" E	62°27'41"
C2	40.00'	19.12'	18.94'	N 00°59'22" E	27°23'00"

LINE	BEARING	DISTANCE
L1	N 69°53'44" W	52.26'
L2	S 20°30'51" W	24.33'
L3	N 19°30'07" E	64.94'

SYMBOL LEGEND

- //-- WOOD FENCE
- OE- OVERHEAD ELECTRIC
- ☐ CABLE PEDESTAL
- ⊞ ELECTRIC TRANSFORMER
- ⊕ FIBER OPTIC CABLE MARKER
- ⊙ FOUND SURVEY MONUMENT
- ⊙ MANHOLE
- ⊙ POWER POLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ VAULT
- ⊞ EOC
- EDGE OF CONCRETE



BOUNDARY SURVEY

GENERAL NOTES:

1) 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.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

APRIL SOUND
BLOCK 3, SECTION 1
CAB. A, SHEET 88B
M.R.M.C.T.

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT NUMBER	35255
DATE	11-27-2023
DRAWN BY	CSP
CHECKED BY	KH
FIELD CREW	JRL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....KELLI COOPER
 ADDRESS.....149 SPRINGS EDGE DRIVE, MONTGOMERY, TX, 77356
 SURVEY.....JOHN T. VINCE, A-41
 SUBJECT.....LOT 27, BLOCK 3
 SUBDIVISION.....APRIL SOUND, SECTION 1
 RECORDING.....CABINET A, SHEET 88B, MAP RECORDS
 COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0375G HAVING AN EFFECTIVE DATE OF 8/18/2014.
 ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524