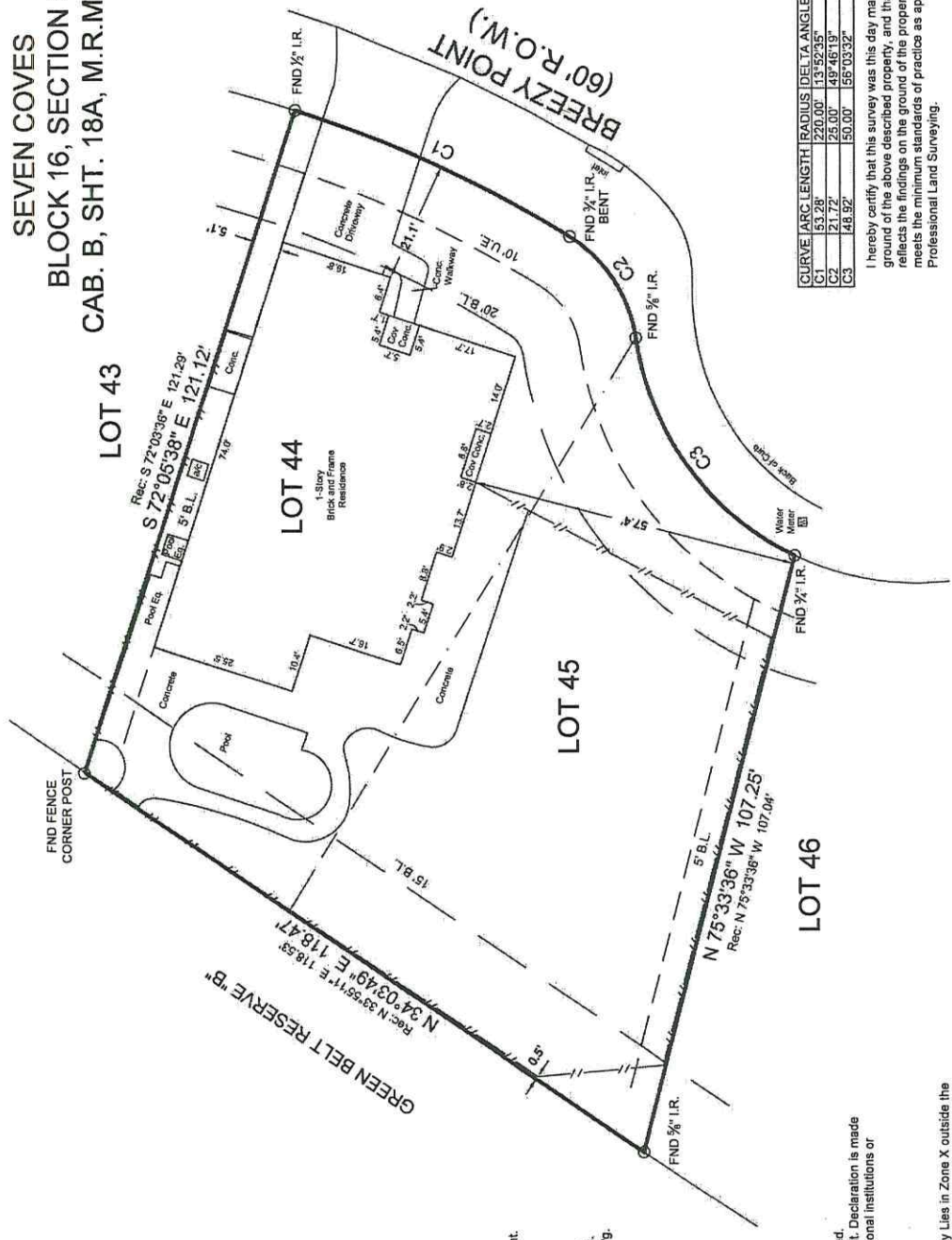
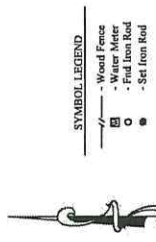


15

Martin A. Sapp

SEVEN COVES
BLOCK 16, SECTION 5
CAB. B, SHT. 18A, M.R.M.C.T.



| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 53.28' | 240.00' | 113.9235° | S 28°49'33" W | 53.15' |
| C2 | 21.77' | 50.00' | 158.6117° | S 59°41'25" W | 46.99' |
| C3 | 146.92' | 50.00' | 158.6117° | S 59°41'25" W | 46.99' |

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.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

GREEN BELT RESERVE "B"
Rec: N 33°55'11" E 118.47'
N 34°03'49" E 118.47'

LOT 45

LOT 44

LOT 43

LOT 46

BREEZY POINT
(60' R.O.W.)

Surveyor has relied on information provided by:
Chicago Title Insurance Company
G.F. No. CTH-CO-C-TT19716233KS
Effective date: December 05, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Those as per item 1, Schedule B, of the said Title Commitment.
- A building set-back line, as disclosed by said mapplat.
- Affers: 20 feet along the front property line (as to both Lots)
- Building line Fifteen (15) feet in width along the rear property line(s) as reserved by instrument(s) recorded in Volume 933, Page 239 of the Deed Records of Montgomery County, Texas.
- Agreement for Underground Electrical Services per Vol. 933, Pg. 239, D.R.M.C.T.

BOUNDARY & IMPROVEMENT SURVEY

General Notes:

- © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 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.
- Fences as shown

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0225C having an effective date 08/18/2014.

| | |
|-------------|------------|
| Job No.: | C281-732 |
| Scale: | 1"=20' |
| Date: | 01/02/2020 |
| Drawn By: | GD |
| Field Crew: | VL |
| Revised: | |

| | |
|--------------|-------------------------------------|
| Purchaser: | Marty G. Sapp |
| Address: | 6985 Breezy Point, Willis, Tx 77319 |
| Lots: | 44 & 45 Block 16 Section 5 |
| Survey: | Elijah Collard A 7 |
| Area: | |
| Subdivision: | Seven Coves |
| Cabinet: | B Sheet 18A Map Records |
| | Montgomery County, Texas |

Basis of Bearings Based on recorded Plat.

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