

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	54.64'	51.96'	S 04°10'31" W	62°36'32"
C2	100.00'	27.26'	27.18'	S 19°19'06" E	15°37'17"
C3	877.46'	11.03'	11.03'	N 00°16'13" W	00°43'12"



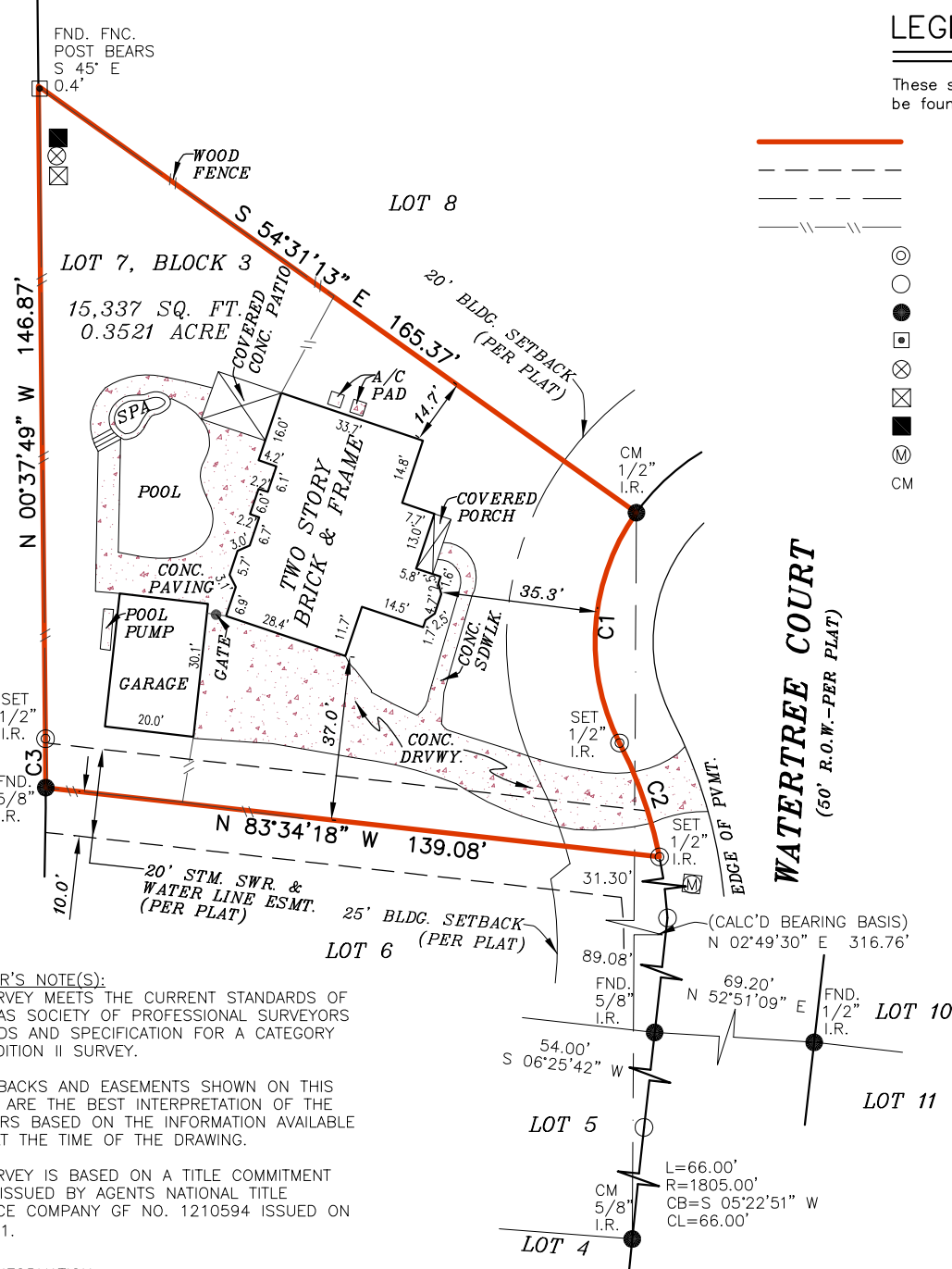
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- SET 1/2" IRON ROD
- PROPERTY CORNER
- FOUND IRON ROD
- FENCE POST
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- TRANSFORMER
- MANHOLE
- CONTROL MONUMENT

GROGAN'S POINT ROAD
(VARIABLE WIDTH R.O.W.-PER PLAT)

WATERTREE COURT
(50' R.O.W.-PER PLAT)



SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

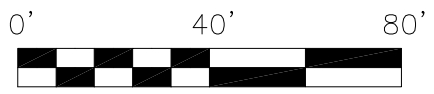
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY GF NO. 1210594 ISSUED ON 11/08/21.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0540 H
REV. DATE: 08/18/2014
ZONE: "X" & SHADED "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

GRAPHIC SCALE



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TRANSACT TITLE and

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower: MARC LAVIAGE AND LESLIE LAVIAGE
Address: 39 WATERTREE CT., SPRING, TX 77380 GF No. 1210594

Legal Description of the Land:
Lot 7, Block 3, Village of Grogan's Mill, Section 44, a subdivision in The Woodlands, Montgomery County, Texas, according to the plat thereof, recorded in Cabinet D, Sheet 25B, Map Records of Montgomery County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET D, SHEET 25B, MAP RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 841, PAGE 297, VOLUME 848, PAGE 613, VOLUME 1076, PAGE 519, DEED RECORDS, MONTGOMERY COUNTY, TEXAS, CLERK'S FILE NOS. 8211922, 8211923, 8230965, 2000-000528, 2000-065606, 2006-010841, 2009-116493, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2111030010	NO.	REVISION	DATE
DATE:	11/10/21			
DRAWN BY:	SL/AV			
APPROVED BY:	RRR			



Rodric R. Reese

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883

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Overland Consortium Inc. Surveyors

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