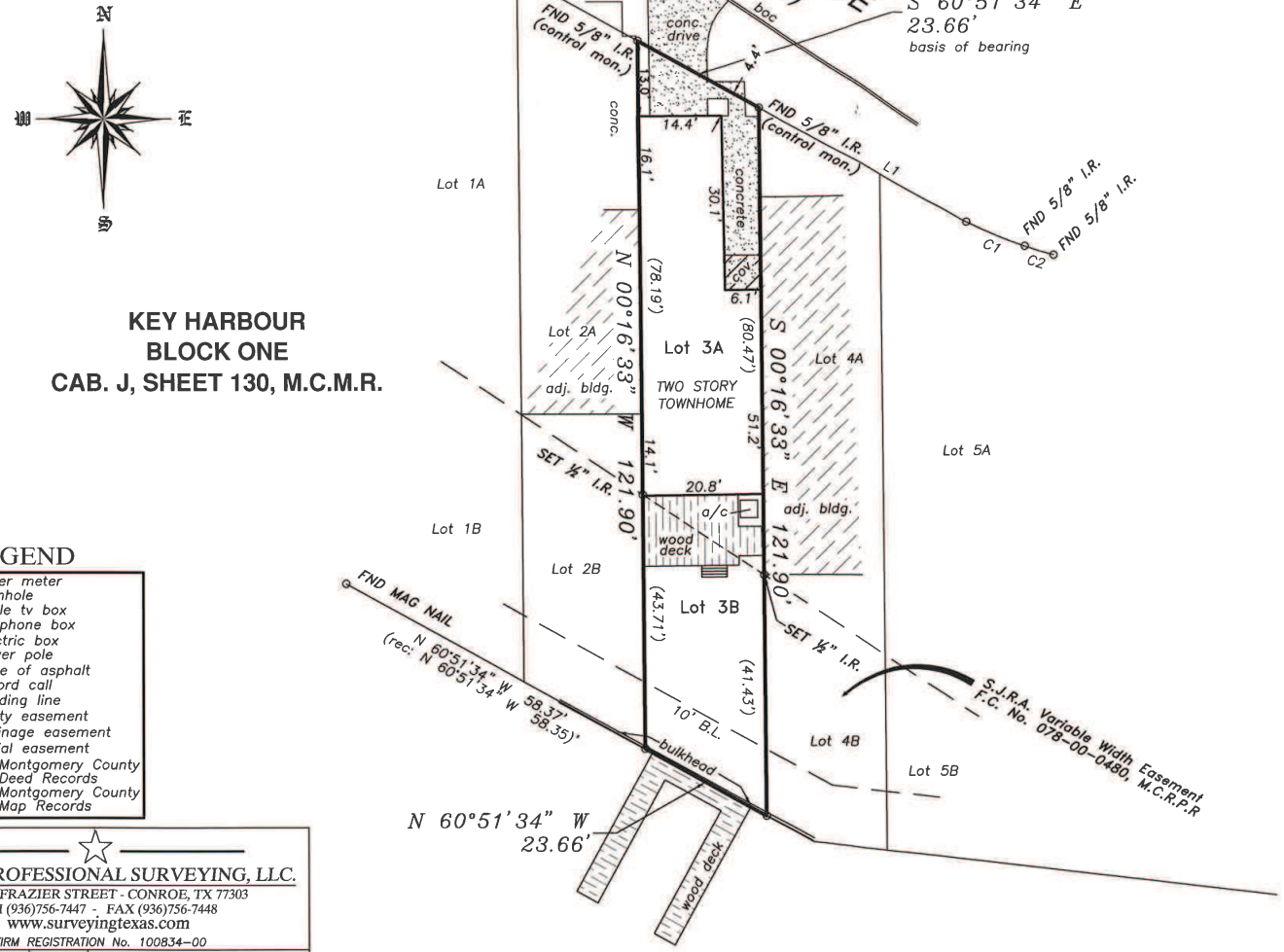
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	64.00'	10.69'	10.68'	S 66°16'28" E	9°34'13"
C2	64.00'	5.22'	5.22'	S 73°23'47" E	4°40'25"

LINE	BEARING	DISTANCE
L1	S 60°51'34" E	23.66'

0' 20' 40' 60'



KEY HARBOUR
BLOCK ONE
CAB. J, SHEET 130, M.C.M.R.

LEGEND

wm	= water meter
mh	= manhole
cbl.	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
eoa	= 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.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO. C281-60	Key Map 155F	DRAWING DATE: 03/04/16 REVISED: DRAWN BY: CDF

BOUNDARY & IMPROVEMENT
SURVEY
FOR: ROBERT P. VICHICH & SUZETTE R. VICHICH
3 KEY HARBOR DRIVE
MONTGOMERY, TEXAS 77356

BEING Lots 3A and 3B, Block 1 of Key Harbour, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet J, Sheet 130 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:
Chicago Title Ins. Co.
G.F. No. CTH-MONT-CTT16662907KV
Effective date: 02/09/2016

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

Those recorded in Cab. J, Sheet 130, M.C.M.R. and applicable restrictions listed in Item 1, Schedule B of said Title Commitment.

1) Easement to S.J.R.A. per F.C. No. 078-00-0480, M.C.R.P.R.
2) Easement to E.G.S., Inc. per C.F. #9883917.
3) Easement to M.C.U.D. No. 4 per C.F. #9863176 & 9890766.
4) Easement to T.P.C. per Vol. 428, Pg. 17, M.C.D.R.

-Bearings shown hereon are based on recorded plat of Key Harbour, Block 1 and controlling monuments along the northerly line of subject lot.

-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, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0375 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 03/03/16 JVB

STATE OF TEXAS
REGISTERED
ZACHARIAH R. SAVORY
5966
PROFESSIONAL
LAND SURVEYOR

Zachariah R. Savory
Registered Professional Land Surveyor No. 5966