



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	60.84'	57.16'	N 31°47'50" E	69°43'12"

LINE	BEARING	DISTANCE
L1	S 88°47'46" W	38.04'



SYMBOL LEGEND

- XXX - Wrought Iron Fence
- TP - Telephone Pedestal (TP)
- WM - Water Meter
- LP - Light Pole
- M - Manhole
- ET - Electric Transformer (ET)
- ACU - Air Conditioning Unit

RENAISSANCE DRIVE (60' PRIVATE R.O.W.)

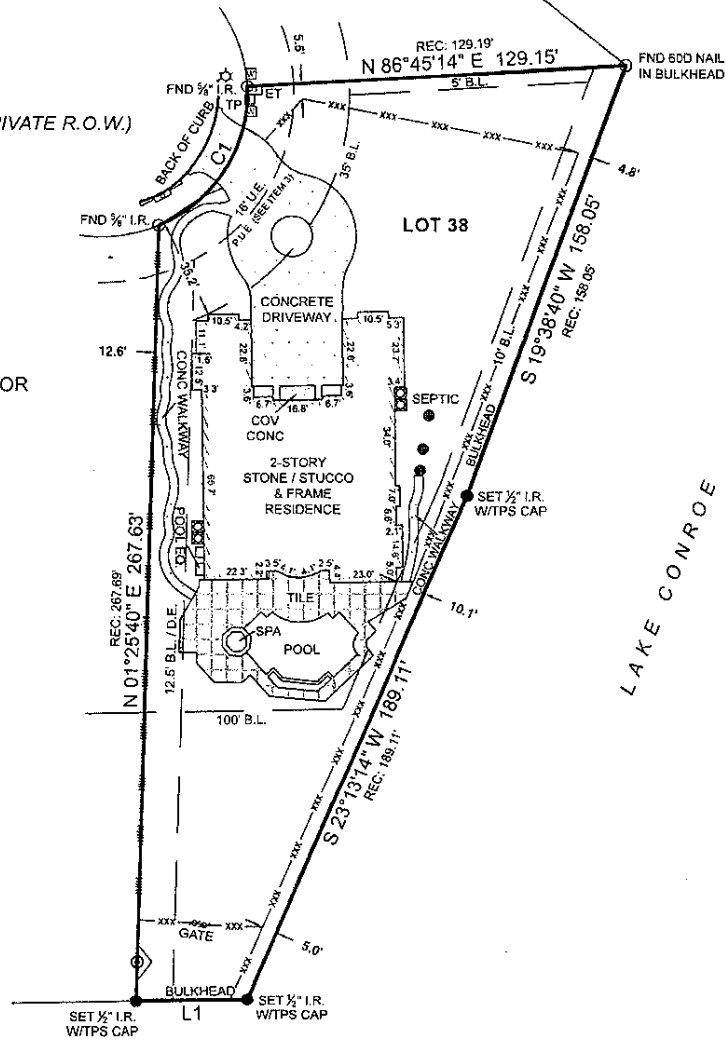
THE ISLAND AT GRAND HARBOR
BLOCK 1
CAB. Z, SHEET 784
M.R.M.C.T.

LOT 39

LOT 37

LOT 38

LAKE CONROE



BOUNDARY & IMPROVEMENT SURVEY

Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2676860-HO43
Effective date: September 22, 2021

LAKE CONROE

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 10(a), Schedule B, of said Title Commitment.
- Unobstructed aerial easement 5' in width, from a plane 20' above the ground, upward, located adjacent to all utility easements shown hereon.
- Utility easement per C.F. No. 2019106664, O.P.R.M.C.T. (Does affect / shown hereon)

This Property Lies in Zone X and Zone AE and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48339C0200G having an effective date of 8/18/2014.

Job No.: F127-1212
Scale: 1"=40'
Date: 10/10/2021
Drawn By: SC
Checked By: ERP
Field Crew: MP
Revised:

Purchaser Gerald M. Steiner & Patricia A. Steiner
Address 11503 Renaissance Drive, Montgomery, TX, 77356
Lot 38, Block 1, Section A 8
Survey John Corner
Area _____
Subdivision The Island At Grand Harbor
Cabinet Z, Sheet 784, Map Records
Revised: Montgomery County, Texas

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.



Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125

TEXAS
PROFESSIONAL SURVEYING, LLC
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FIRM REGISTRATION No. 100934-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).