

BOUNDARY SURVEY
 1472838
 1472838

PAGE 1 OF 2

EXISTING CANAL
 (LAKE CONROE)

N 89°34'06" E 73.91'

WOOD DECK

FNC. POST BEARS
 N 04-41- E, 6.1'

5/8" IRF BEARS
 N 61-09 E, 0.2'

LOT 3

100.2'

#11560
 2 STORY
 STUCCO
 RESIDENCE

100' B.L.

LOT 2

LOT 4

SEE DETAIL
 PAGE 2

294.43'

10.2'

294.99'

10.3'

10.5'

NORTH

70' B.L.

95.5'

SOUTH

2

5'x20' A.E.
 16' U.E.

5/8" IRF WEST 73.91' 5/8" IRF

GRANDVIEW DRIVE
 60' PRIVATE RIGHT-OF-WAY

ADDRESS

11560 GRANDVIEW DRIVE
 MONTGOMERY, TEXAS 77356

LEGAL DESCRIPTION: (AS FURNISHED)

LOT THREE (3) IN BLOCK TWO (2) OF FINAL PLAT OF GRAND HARBOR, SECTION EIGHT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, RECORDED IN PLAT CABINET V, SHEET 158 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

BASIS OF BEARINGS: RECORDED PLAT. ALL BEARINGS AND DISTANCES ARE PLAT AND ACTUAL UNLESS OTHERWISE NOTED.

CONTROLLING MONUMENTS: A 5/8" IRF FOR THE SW CORNER OF LOT 3 AND A 5/8" IRF FOR THE SE CORNER OF LOT 5.

LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN ABOVE.

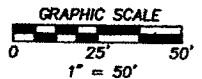
CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	50.00	22.60
C2	25.00	52.40

THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

70' FRONT B.L.
 100' REAR B.L.
 16' U.E.
 5'x20' A.E.
 5' SIDE B.L. (PLAT NOTE #14)

Blanket Storm Water Drainage easement
 County Clerk's File No. 2000-009227
 R.P.R.M.C.T.
 THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

Any covenants, conditions or restrictions recorded in Cabinet V, Sheet 158 M.R.M.C.T. and under County Clerk's File No(s): 2004016626, 2006026202, 2007132888, 2009078178, 2010014506 and 2010045308, of the Official Records.



RLS #:	10-06-0304
CLIENT #:	1472838-H040
FIELD DATE:	06/15/10
DRAFTER:	DMP
APPROVED:	WDK
SCALE:	1" = 50'

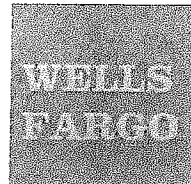
ALL IRON RODS SET BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800"

RESIDENTIAL LAND SERVICES

1700 S. Broadway, Building E.
 Moore, OK 73160
 FAX: (800) 954-0759
 PHONE: (405) 378-5800
 WWW.RLSNOW.COM



First American
 Title Company



SURVEYOR FILE NUMBER: 10-06-0159

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON. CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE INSURANCE COMPANY
 LARRY N. GARRETT AND CONNIE GARRETT

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.

LEGEND	
TELE ☐	= TELEPHONE BOX
CATV ☐	= CATV BOX
PP ○	= POWER POLE
EM ⊕	= ELECTRIC METER
GM ⊕	= GAS METER
IRF ⊕	= IRON ROD FOUND
IRS ⊕	= IRON ROD SET
B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
—	= OVERHEAD UTILITY LINE
—	= CHAIN LINK FENCE
—	= WOOD FENCE
—	= IRON FENCE
—	= ASPHALT
—	= GRAVEL
—	= CONCRETE

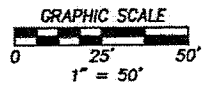
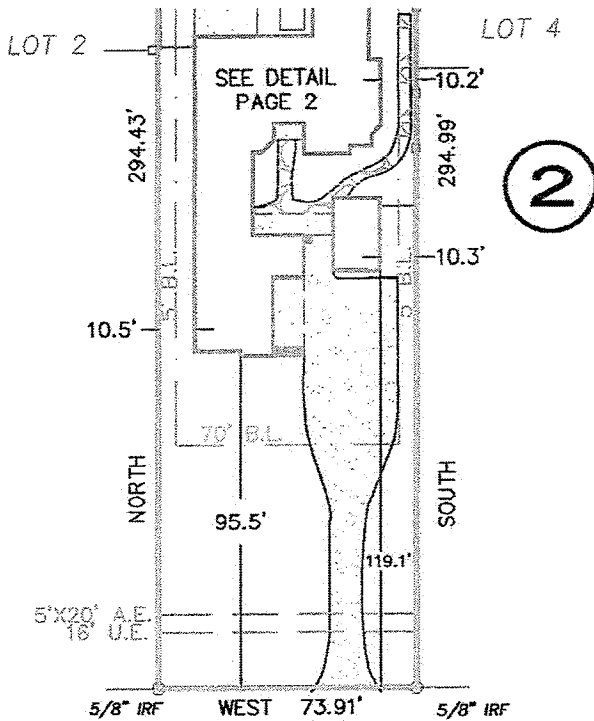
FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)

SURVEYOR'S CERTIFICATE

I, WARD D. KELSEY, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4304, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

WARD D. KELSEY
 REGISTERED LAND SURVEYOR
 No. 4304

Any covenants, conditions or restrictions recorded in Cabinet V, Sheet 156 M.R.M.C.T. and under County Clerk's File No(s). 2004016826, 2006026202, 2007132898, 2009076178, 2010014506 and 2010045306, of the Official Records.



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- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

TELE ☐ = TELEPHONE BOX	OVERHEAD UTILITY LINE
CATV ☐ = CATV BOX	CHAIN LINK FENCE
PP ☐ = POWER POLE	WOOD FENCE
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B.L. = BUILDING LINE	
U.E. = UTILITY EASEMENT	

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY FIRST AMERICAN FLOOD DATA SERVICES ON 06-14-2010, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER FIRM PANEL NUMBER 48339C 0185F, LAST REVISION DATE 12-19-1998. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES

FOR ALL INQUIRIES CONTACT:
RLS
rls.info@rlsnow.com
(405) 378-5800

FORM 6.7TX

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SURVEYOR: WARD D. KELSEY DATED: 06-16-10

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____

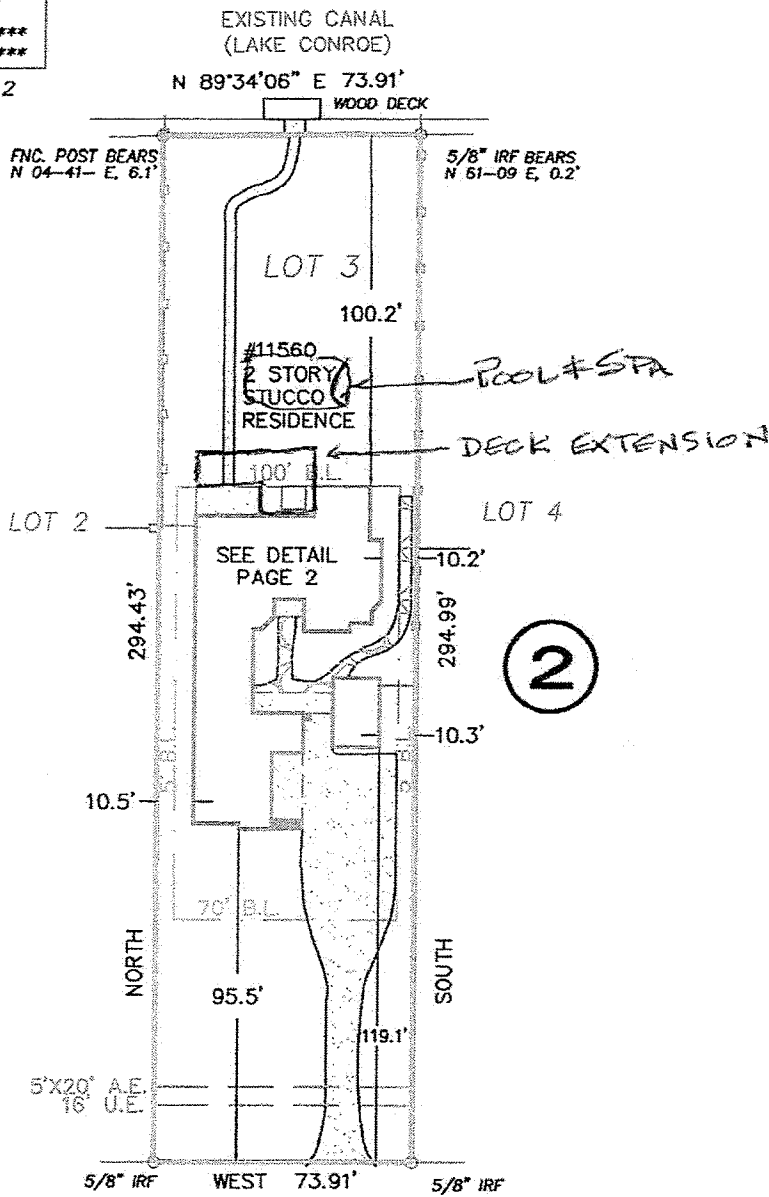
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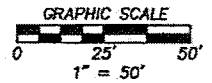


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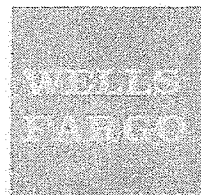
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See My New Home!

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A Division of Bendley Pools, Inc.
9115 Dowdell Rd. Tomball, Texas 77375

Fox Pool

(281) 370-0027

FLAGSTONE DECKING COMPLETED JUN/
2012
POOL COMPLETED NOV. - 2012

