



NOTES:

1. The bearings for this survey are based on the recorded plat as shown on this survey.
2. The property shown hereon is subject to Restrictions shown in Cabinet K, Sheet 46, M.R.M.C.T., and those shown in M.C.C.F. No.(s) 9777965, 0782962, 2001-114070, 2002-070429, 2007-033535, 2007-048347, 2008-053247, 2008-053529, 2008-115239, 2008-15240, 2009-058888, 2009-063354, 2009-063354, 2009-109349, 2010-040831, 2011115332, 2011115333, 2011115334, 2012001041, 2012004198, 2012004202, 2012004204, 2012004205, 2014056464, 2014056465, 2014056466, 2014061529, 2014061530, 2014061531, and 20150995133. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.
4. Property lies within the extraterritorial jurisdiction of the City of Conroe and Montgomery County and is subject to all building setbacks, platting requirements and other development requirements of those entities.
5. Subject to Aerial Easements per recorded plat.
6. CCP = COVERED COONCRETE PORCH / PATIO
7. W/D = WOOD DECK

PROPERTY ADDRESS:
120 Ebner Lake Front Drive,
Montgomery, Texas 77316

SURVEY FOR: NATHANIEL C. HOWE and
CHELSEA I. HOWE

SURVEY OF: Lot 10, Block 4, Montgomery
Trace, Sec. 5, a subdivision in Montgomery
County, Texas according to the map or
plat thereof recorded in Cab. K, Sht. 46 of
the Map Records of Montgomery County,
Texas.

Scale: 1" = 50'

L1: N 42°34'12" E 65.89'
PLAT CALL N 42°34'12" E-65.89'
L2: N 64°29'56" E 61.71'
PLAT CALL N 64°29'56" E-61.71'
L3: N 22°57'27" E 52.87'
PLAT CALL N 22°57'27" E-52.87'
L4: N 16°50'26" E 83.31'
PLAT CALL N 17°04'28" E-83.36'

I, Thomas G. Robinson, certify that this survey was performed under my supervision on March 5, 2019; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines shown on the recorded subdivision plat and on Commitment GF# CT118693772 of Chicago Title Company dated April 29, 2018.

ROBINSON SURVEYING, INC.

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Thomas G. Robinson

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