

0' 20' 40' 60'



LOT 73

LOT 74

LOT 75

PEBBLE GLEN ON THE LAKE

BLOCK 1
CAB. N, SHT. 125, M.C.M.R.

BOUNDARY SURVEY

FOR: MARK & FALINE WINDELL
12465 PEBBLE VIEW DRIVE
CONROE, TEXAS 77304

BEING ALL OF LOT 3, BLOCK 1 OF THE FINAL PLAT OF PEBBLE CLAY, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 2489 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**FINAL PLAT
PEBBLE CLAY
SECTION 1, BLOCK 1
CAB. Z, SHEET 2489, M.C.M.R.**

LOT 2

LOT 3

LOT 4

FND 5/8" I.R.
W/ CAP

Rec: S 78°01'46" E 60.00'
S 78°01'20" E 59.99'

FND 5/8" I.R.
W/ CAP

10' B.L.

Rec: N 11°58'14" E 119.99'
N 12°09'04" E 119.71'

5' B.L.

S 11°58'14" W 120.07'
Rec: S 11°58'14" W 119.99'
basis for bearings

5' B.L.

20' B.L.

14' U.E.

FND 5/8" I.R.
W/ CAP

N 77°40'28" W 60.37'
Rec: N 78°01'46" W 60.00'

FND 5/8" I.R.
W/ CAP

back of curb

PEBBLE VIEW DRIVE
(50' PRVT. R.O.W.)

Note: All 5/8" iron rods found with cap are stamped "SURVTECH."

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

Those as per Cab. Z, Sheet 2488, M.C.M.R.

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

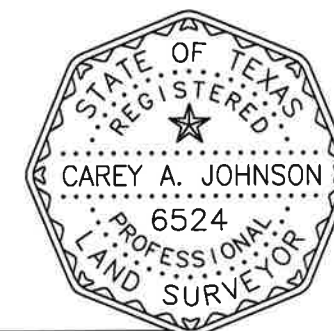
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

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 0225 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 01/07/19 VNC



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

x x fence line x x

o/h util. line(s)

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPRMCT = Real Property Records Montgomery County



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FIRM REGISTRATION No. 100834-00

PROJECT NO.
W316-01

Key
Map
156B

DRAWING DATE: 01/08/19

REVISED:
DRAWN BY: CDF