

PROBSTFELD & ASSOCIATES

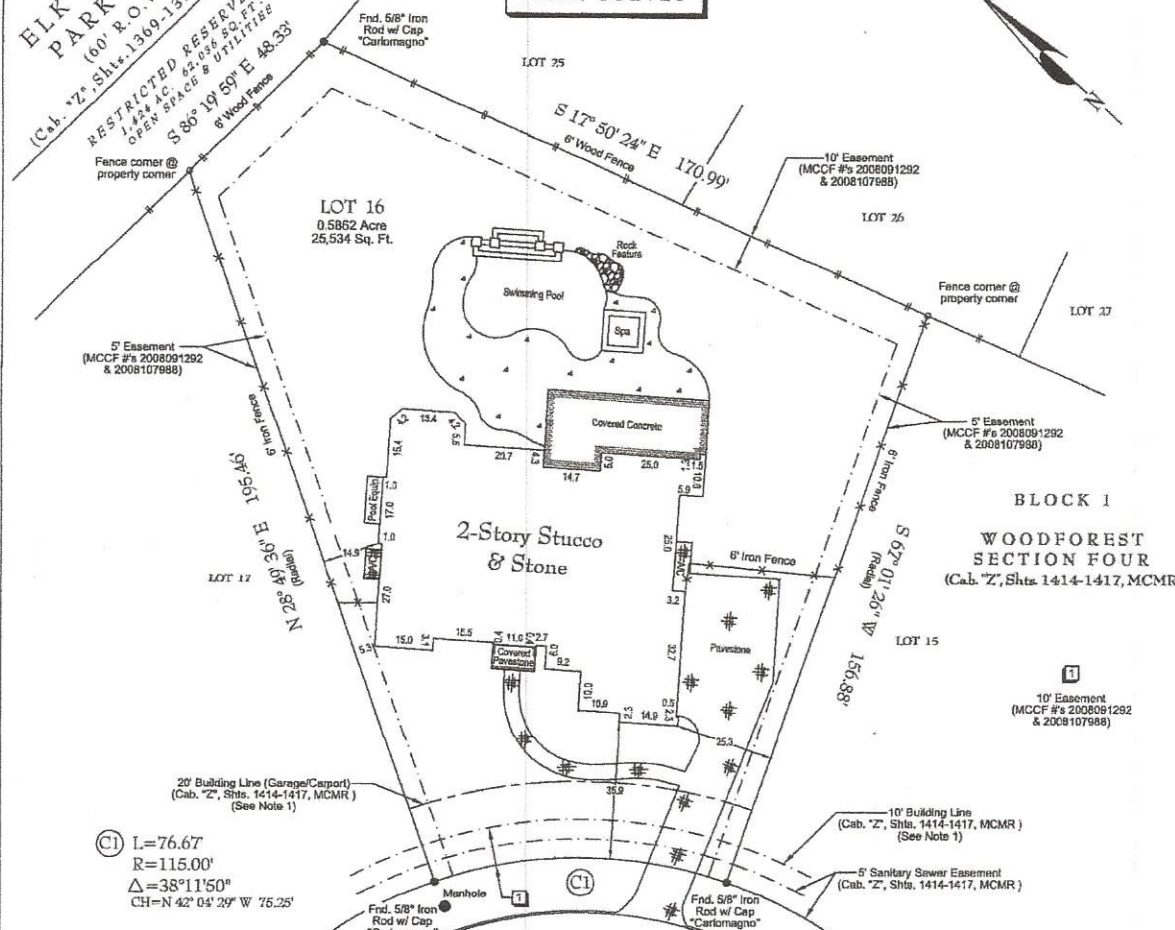
PROFESSIONAL LAND SURVEYORS

616 PARK GROVE DRIVE, SUITE 102, KATY, TEXAS 77450 (281) 829-0034 FAX (281) 829-0233

ELK TRACE PARKWAY
(60' R.O.W.)
(Cab. "Z", Shts. 1369-1374, MCMR)

RESTRICTED RESERVE
1.5 AC. 62,056 SQ. FT.
OPEN SPACE & UTILITIES
S 80° 19' 59" E 48.35'
& Wood Fence

FINAL SURVEY



BLOCK 1
WOODFOREST SECTION FOUR
(Cab. "Z", Shts. 1414-1417, MCMR)

Ⓢ L=76.67
R=115.00'
Δ=38°11'50"
CH=N 42° 04' 29" W 75.25'

WINDFAIR LOOP PVT
50' R.O.W. (Cab. "Z", Shts. 1414-1417, MCMR)

LENDER: ARK-LA-TEX FINANCIAL SERVICES, L.L.C.
dba BENCHMARK MORTGAGE

NOTES:

1. PLAT NOTE 8.) All lots within this subdivision are: A. Restricted to a ten-foot front building line when the face of any carport or garage is perpendicular to the street (see Diagram "B") and; B. Restricted to a 20-foot carport or garage setback when the face is parallel to the street. The remainder of the structure shall be restricted to A.
2. Lot subject to Electric Line Easement within 10 feet in all directions of grantee's lines, poles, guys, anchors, and other facilities as granted to Mid-South Electric Cooperative Association, dba Mid-south Synergy, recorded under Montgomery County Clerk's File No. 2008113799. (not shown on survey)
3. Lot subject to easements and right of way to MSEC Enterprises, Inc. recorded under Montgomery County Clerk's File No. 2003082275. (not shown on survey)
4. Lot subject to terms, conditions and provisions of that certain Underground Electric Line Easement recorded under Montgomery County Clerk's File No. 2011042958. (blanket in nature, not shown)
5. Lot subject to Natural Gas Distribution Service Agreement recorded under 2002062541 in the Real Property Records of Montgomery County, Texas.
6. Underground Electric Line Easement recorded under Montgomery County Clerk's File No. 2011042958 does not affect subject tract.
7. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
8. All bearings are based on the recorded plat unless otherwise noted.

PLAT OF PROPERTY

FOR: **CRAIG F. RAYMOND**
AT: **135 WINDFAIR LOOP**
LGL: **LOT 16, BLOCK 1**
WOODFOREST, SECTION FOUR

CABINET "Z", SHEETS 1414-1417
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
SCALE: **1" = 30'**
DATE: **4/23/2013** REVISED DATE: **11/11/2013**

This Property **DOES NOT** lie within the designated 100 year Floodplain.
PANEL NO: **48339C 0365 F**
ZONE: **X** EFF. DATE: **12/19/96**
BASE FLOOD ELEVATION: **N/A**
LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
PROVIDED BY: **STARTEX TITLE COMPANY**
GF#: **7213736610 (10/28/2013)**

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

JOB # **349-1423** DRAWN BY: **LD**

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.