



**SYMBOL LEGEND**

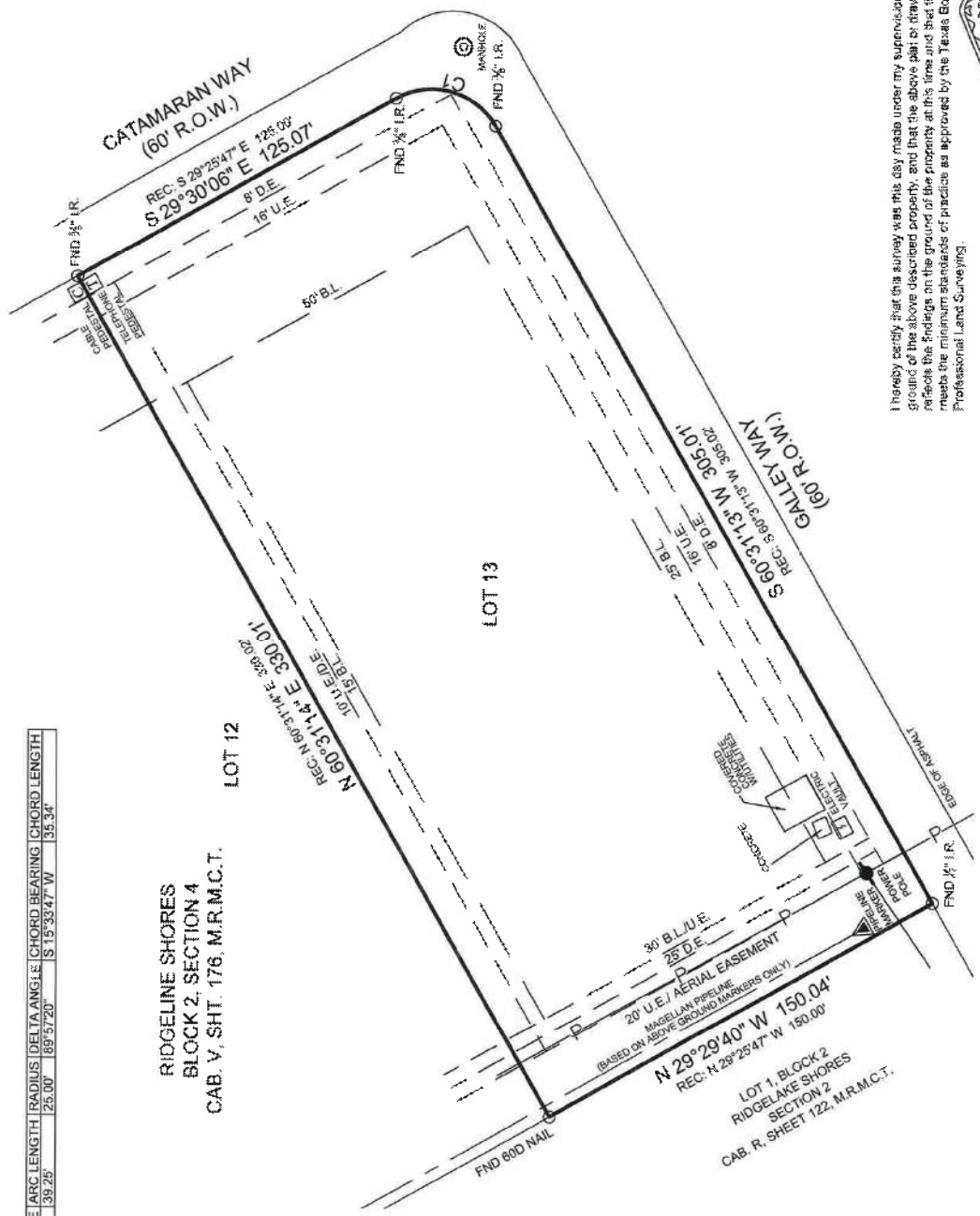
- Overhead Power Line
- Gray Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Stick Hybrid
- Post Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Six Iron Rod W/TPS Cap
- Flat Iron Rod

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.25	25.00'	89°57'20"	S 15°33'47" W	35.91'

**RIDGELINE SHORES  
BLOCK 2, SECTION 4  
CAB. V. SHT. 176, M.R.M.C.T.**

**LOT 12**

**LOT 13**



I hereby certify that this survey was this day made under my supervision on the group of the above described property, and that the above plat or drawing reflects the findings on the ground at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

Purchaser: Travis W. Griffin and Nicole M. Vallieres  
Address: 8811 Catamaran Way, Montgomery, TX 77316  
Lot: 13 Block: 2 Section: 4  
Survey: Mary Corner, James Penhouse, A, 8-23  
Area: Subdivision Ridgeline Shores  
Cabinet: V Sheet: 176 Map: Records  
Montgomery County, Texas

**BOUNDARY SURVEY**

Surveyor has relied on information provided by:  
Stewart Title Guaranty Company  
G.P. No. 2025573  
Effective date: January 24, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment:

1. Those as per item 1, Schedule B, of the said Title Commitment.
2. Building lines 30 feet wide along the Northwesterly (front) property line, 15 feet wide along the side property lines unless otherwise noted, 25 feet wide along the Southwesterly property line, and 30 feet wide along the Southwesterly (rear) property line of the subject property, as imposed by the map and declaration recorded in Cabinet V, Sheet 176 of the Map Records of Montgomery County, Texas.
3. Utility easement 10 feet wide along the Northwesterly (front) and Southwesterly property lines, 10 feet wide along the side property lines unless otherwise noted, and 30 feet wide along the Southwesterly (rear) property line of the subject property, together with an aerial easement 5 feet wide from a plane 20 feet above the ground upward located adjacent thereto, all imposed by the map and declaration recorded in Cabinet V, Sheet 176 of the Map Records of Montgomery County, Texas.
4. Utility easement and aerial easement 20 feet wide along the Southwesterly (rear) property line of the subject property, all imposed by the map and declaration recorded in Cabinet V, Sheet 176 of the Map Records of Montgomery County, Texas.
5. Easement 10 feet wide along Northwesterly (front) and Southwesterly property lines, 10 feet wide along the side property lines unless otherwise noted, and 25 feet wide along the rear property line of the subject property, all imposed by the map and declaration recorded in Cabinet V, Sheet 176 of the Map Records of Montgomery County, Texas.
6. A utility easement and drainage easement of not less than 18 feet, of which the first 6 feet adjacent to the right of way may be utilized for drainage purposes, dedicated along the front of all tracts, and along the side line adjacent to the street right of way of all corner tracts, as shown on the plat or map, as set forth in instruments, recorded under County Clerk's File No. 2004-026504 and 2004-026532 of the Real Property Records of Montgomery County, Texas.
7. Easement or easements on, over, and across that portion of Lakefront Tracts adjacent to proposed lots 1 through 14, as shown on the subdivision below the subdivision recorded under County Clerk's File No. 2004-026532 and 2004-026532 of the Real Property Records of Montgomery County, Texas.
8. Subject to any valid or apparent easements and/or rights of way on, over, under or across the subject property, the easement 15 feet wide on each side of the center line of all lateral drainage courses as imposed by the map and declaration recorded in Cabinet V Sheet 176 of the Map Records of Montgomery County, Texas. (NAZ) not shown on plan below)

This Property lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 4639CC03T03 having an effective date 08/18/2014.

Job No.: 5236-342  
Scale: 1"=40'  
Date: 07/05/2020  
Drawn By: GD  
Field Crew: VL  
Reviewer:

Based on Bearings based on recorded plat

**TEXAS**  
PROFESSIONAL  
SURVEYING, LLC  
3022 N. FRCAZAR STREET - CONROE, TX 77385  
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FIRM REGISTRATION No. 10884-00