

NOTES:

1. Plat Scale 1" = 20'
2. The bearings for this survey are based on the recorded plat (record deed) shown on this survey.
3. Roads dedicated by record plat (record deed) unless otherwise noted.
4. This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Company under GF No. 1924231 with an effective date of 12/27/2018. Surveyor has not abstracted the subject property. Title Report Restrictions: Those set forth in instruments recorded in Volume 841, Page 297, in Volume 848, Page 613 and in Volume 924, Page 912 of the Deed Records, and under Clerk's File Nos. 8600794, 9348561, 2004-092751, 2004-125172, 2008-118730, 2009-041674, 2009-116493, 2010-026343, 2011-031869, 2011-076399, 2011-115269, 2011-115272, 2012-010871, 2012-014792, 2012-021856, 2013-119783, 2013-131421, 2014-010659, 2014-058466, 2014-118696, 2015-036928, 2016-017596, 2016-017597, 2016-113366, 2016-113367, 2016-113445, 2016-117632, 2017-055571, and 2017-055633 of the Real Property Records and in Cabinet Z, Sheet 4277 of the Map Records of Montgomery County, Texas.

- LEGEND
- Property Corner
 - AC Pad
 - Generator Pad
 - B.L. Building Line
 - U.E. Utility Easement
 - A.E. Aerial Easement
 - Fence



Schedule B 10(B): Building setback line, 10' feet in width along the front property line together with a 17' foot wide building line for garage and carport, as depicted on plat recorded in/under Cabinet Z, Sheet 4277 of the Map Records of Montgomery County, Texas.

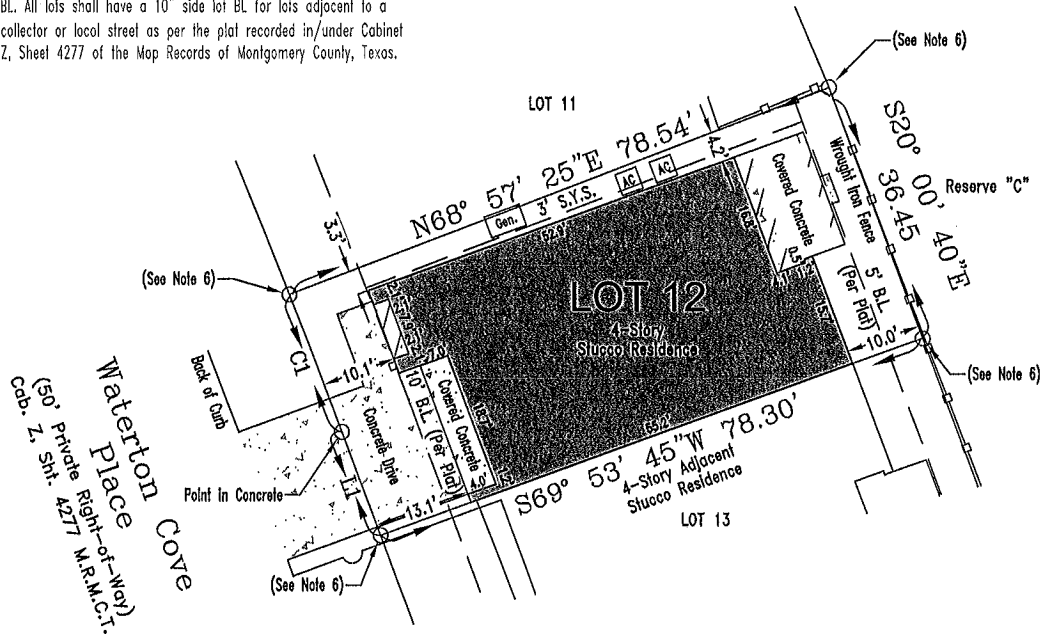
Schedule B 10(C): Any lots with a 10' WLE shall have a minimum 15' Front BL. Any lots with a 15' WLE shall have a minimum 20' front BL. All lots shall have a 10" side lot BL for lots adjacent to a collector or local street as per the plat recorded in/under Cabinet Z, Sheet 4277 of the Map Records of Montgomery County, Texas.

Schedule B 10(D): Easements 10 feet wide along the front and rear boundary lines, and 5 feet wide along the side boundary lines of the subject property, as reserved in instrument recorded in/under Volume 841, Page 297 of the Deed Records of Montgomery County, Texas.

Schedule B 10(E): Easement 3 feet wide along the side and rear property lines for the installation of perimeter fencing and 3 feet wide along the front property line and any side property line that abuts a street, for the installation of sidewalks, as reserved by The Woodlands Land Development Company, L.P., in instrument recorded under Clerk's File No. 2004-125172 of the Real Property Records of Montgomery County, Texas.

5. The professional services 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 copy right laws, 17 United States Code Section 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 below and no license has been created, expressed 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.

6. Iron Rods with survey cap stamped "Jeff Moon Surveying R.P.L.S. 4639" found at all property corners unless otherwise noted.



LAND SURVEY
 LOT 12, BLOCK 3
 THE WOODLANDS, VILLAGE OF GROGAN'S MILL
 LAKE WOODLANDS EAST SHORE, SECTION 18
 A SUBDIVISION IN THE JOHN TAYLOR SURVEY, A-547

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing & Distance
C1	20.07	1225.00	000° 56' 20"	N20° 34' 25"W 20.07


MONTGOMERY COUNTY, TEXAS REF: Cab. Z, Sht. 4277 MAP RECORDS
 Scale: 1" = 20' Date: May 24, 2018
 Address: 47 Waterton Cove Place, The Woodlands, Texas 77380

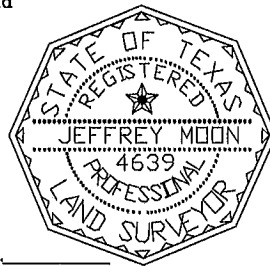
Line Table		
Line #	Bearing	Distance
L1	N20° 06' 15"W	15.09

To David Thomas Cochrane and Maureen Ann Cochrane, Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

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 Jeffrey Moon
 Registered Professional
 Land Surveyor No. 4639
 T.B.P.L.S. Firm No. 10112200



GF# 1924231 File # 18-T-123 AC Book L.L. Pg.
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Updated: January 22, 2019 for final Survey