

TRACT 20  
CITY ANNEX 84  
1.55 ACRES  
(M.C.C.F. NO. 2014082000)

NORTH LINE OF 64.155 AC.  
TRACT & JOHN CARR SURVEY

**COMMENCING POINT**  
N.E. CORNER OF THE  
JOHN CARR SURVEY &  
64.155 AC. TRACT

FOUND 1/2"  
IRON ROD

N 73-29'-06"E 133.33'

S 73-29'-06"W  
678.24'

**POINT OF BEGINNING**  
FOUND 5/8"  
IRON ROD

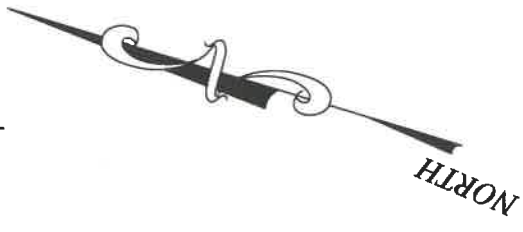
**LOT 9**  
1.321 Ac.

N 16-30'-54"W 431.66'

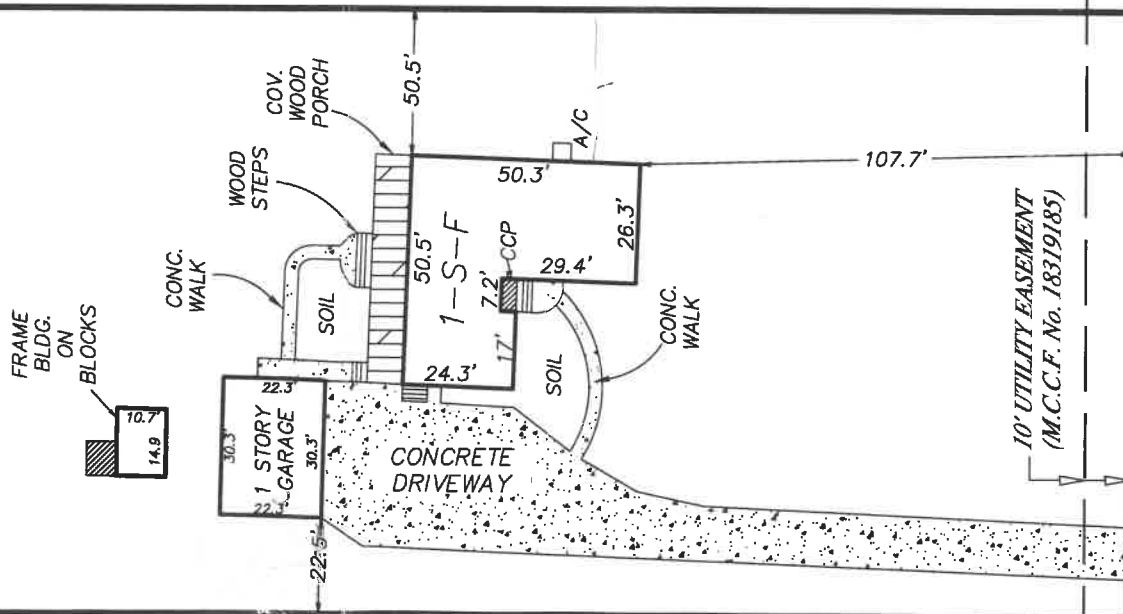
S 16-30'-54"E 431.66'

LOT 8

LOT 10



**PROPERTY ADDRESS:**  
1498 Broad Oaks Lane  
Conroe, Texas 77301



**SURVEY FOR: BRETT A. YOUNG**

BEING 1.321 acres of land known as LOT 9 of BROAD OAKS, an unrecorded subdivision in the John Carr Survey, Abstract 157, in Montgomery County, Texas, and being a part of that certain 64.155 acre tract recorded in Volume 887, Page 730, Deed Records, Montgomery County, Texas, and being more particularly described by metes and bounds included with this survey.

Scale : 1" = 40'

**ROBINSON SURVEYING, INC.**

P.O. BOX 11925  
SPRING, TEXAS 77391-1925  
PHONE (832) 236-8210  
robinsonsurveyinginc@gmail.com

FOUND 1/2"  
IRON ROD

S 73-29'-06"W 133.33'

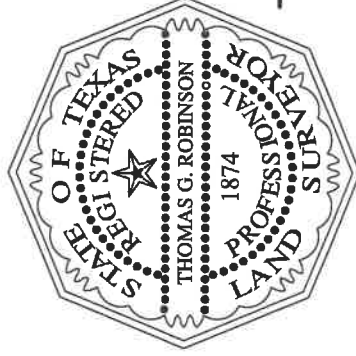
FOUND 1/2"  
IRON ROD

**BROAD OAKS LANE**

(60' R.O.W.)

**NOTES:**

1. Restrictive Covenants recorded under M.C.C.F. No(s). 8319185 and 2000103652.
2. CCP = COVERED CONCRETE PORCH
3. 1-S-F = ONE STORY FRAME HOUSE
4. Property shown hereon is subject to Restrictions
5. of record under M.C.C.F. No .8130324 (Film Code No. 087-01-0426).



I, Thomas G. Robinson, certify that this survey was performed under my supervision on May 2, 2016; 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; and that subject property is NOT in the 100 Year Flood Plain, and is in Zone "X" in F.I.R.M. Map # 48339 C 0390 G dated August 18, 2014. This certifies only to those easements shown on Commitment GF#122001432 of Alliant National Title Company dated April 22, 2016.

*Thomas G. Robinson*

**Thomas G. Robinson, R.P.L.S. #1874**

#22437