

**SPRING BRANCH TRAIL
(60' R.O.W.)**

found 5/8" iron rod w/ cap
basis for bearings
S 89°02'00" W
523.48'

found 5/8" iron rod w/ cap
Rec: N 89°02'00" E 131.58'
N 89°02'29" E
131.64'

found 5/8" iron rod w/ cap
elec. Bldg. cab. tel.

**BOUNDARY & IMPROVEMENT SURVEY
FOR DYLAN TINSLEY
2865 SPRING BRANCH TRAIL
MONTGOMERY, TEXAS 77376**

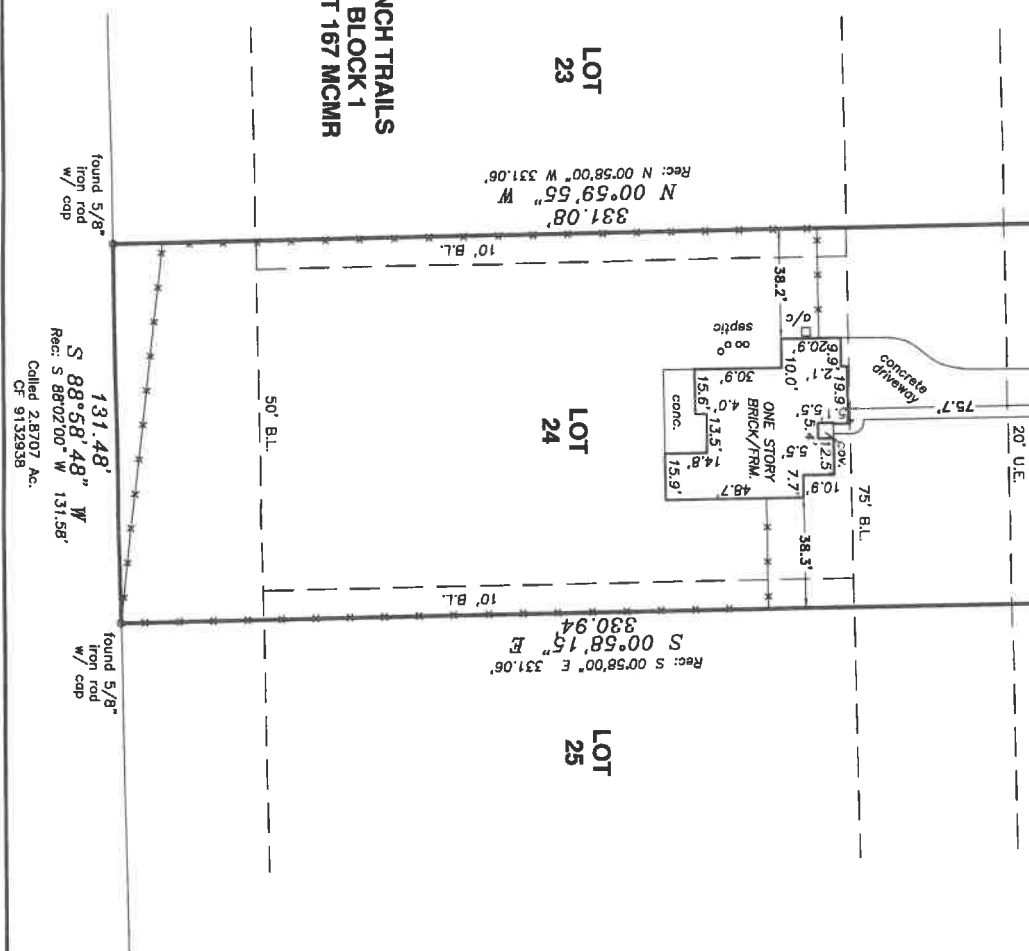


LEGEND

- wh = water meter
- mh = manhole
- cbi = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec = record call
- BL = building line
- DL = utility easement
- DE = ditch easement
- AE = aerial easement
- M.C.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records

**SPRING BRANCH TRAILS
SECTION 1, BLOCK 1
CAB. T, SHEET 167 MCMR**

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET - CONROE, TX 77383
PH (281) 256-7447 - FAX (281) 256-7448
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FIRM REGISTRATION No. 100934-00



PROJECT NO. C204-09
Map 152B
DRAWN BY: CDF

DRAWING DATE: 10/10/16
REVISED: 10/11/16 TITLE



I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.
Date of Survey: 10/07/16 VL

Subject property shown hereon is located in Zone X, and does not appear to be within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0350 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

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

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 plat.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by Stewart Title Guaranty Co.
S.T. No. 1518535
Effective date: 09/15/2016

The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record: Those as per Cab. T, Sheet 167, M.C.M.R. and restrictions as recorded under M.C.C.F. #2004-043744, R.P.R.M.C.T.

Note: Survey updated to reflect a current title commitment only on October 11, 2016.

Lot 24, Block 1 of Spring Branch Trails, Section 1, a subdivision situated in Montgomery County, Texas, Cabinet T, according to the map or plat recorded in the public records of the Map Records of Montgomery County, Texas, Sheet 167 of the Map Records of Montgomery County, Texas.