

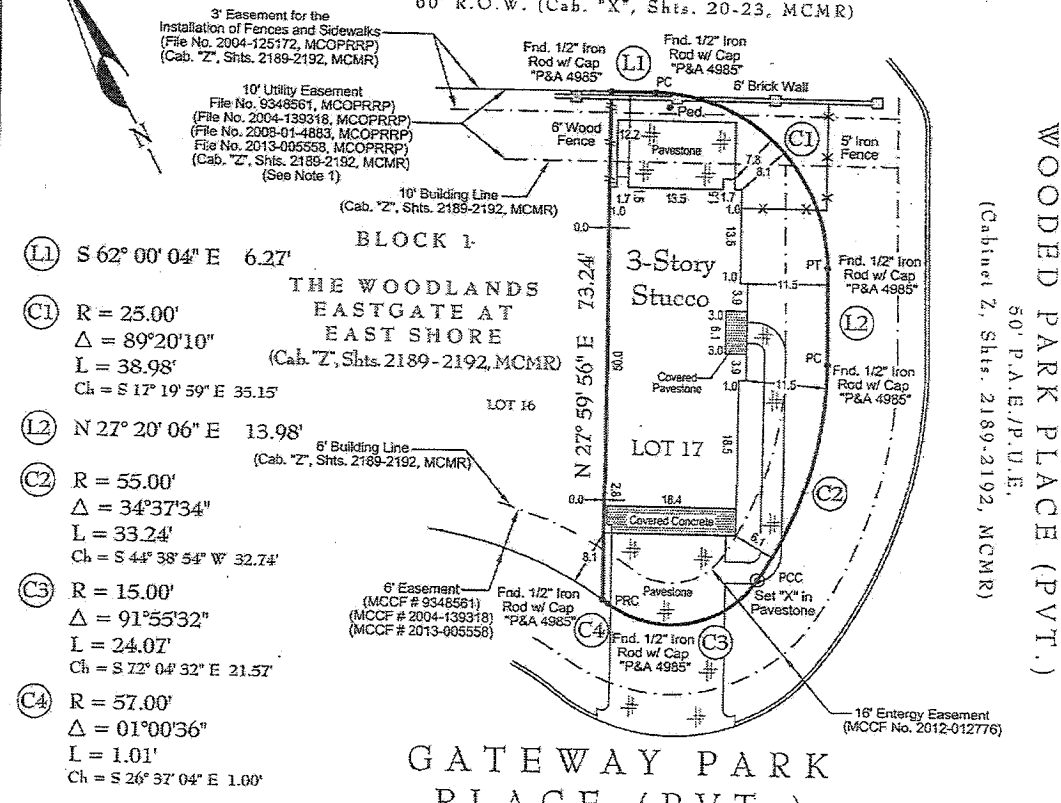
# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

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

### SHELL PORT SQUARE

60' R.O.W. (Cab. "X", Shets. 20-23, MCMR)



- (L1) S 62° 00' 04" E 6.27'
- (C1) R = 25.00'  
Δ = 89°20'10"  
L = 38.98'  
Ch = S 17° 19' 59" E 35.15'
- (L2) N 27° 20' 06" E 13.98'
- (C2) R = 55.00'  
Δ = 34°37'34"  
L = 33.24'  
Ch = S 44° 38' 54" W 32.74'
- (C3) R = 15.00'  
Δ = 91°55'32"  
L = 24.07'  
Ch = S 72° 04' 32" E 21.57'
- (C4) R = 57.00'  
Δ = 01°00'36"  
L = 1.01'  
Ch = S 26° 37' 04" E 1.00'

LENDER: FLAGSTAR BANK ASAOJATIMA 50' P.A.E./P.U.E. (Cab. "Z", Shets. 2189-2192, MCMR)

**NOTES:**

1. The pavestone patio is encroaching the 10' Utility Easement as shown.
2. Lot subject to non-exclusive access easement for the construction, maintenance, repair and replacement of improvements located upon any adjacent lot and a perpetual easement covering any encroachment created by construction, settling and overhangs onto any lot or the Common Areas, recorded under Montgomery County Clerk's File No. 2012-105204. (not shown)
3. Declaration of Covenants, Conditions, Restrictions and Easements for East Shore Article XII 12.2: An easement over each Unit (a) extending 3' onto each Unit from the Unit's rear and side yard boundaries to install perimeter fencing; and (b) extending 3' onto each unit from the Unit's front yard boundary and any side yard boundary which borders on a street to install sidewalks, recorded under Montgomery County Clerk's File No. 2004-125172. (not shown)
4. 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.
5. All bearings are based on the recorded plat unless otherwise noted.

**PLAT OF PROPERTY**

FOR: SAMUEL JOHN ANDERSON  
 AT: 82 GATEWAY PARK PLACE  
 LGL: LOT 17, BLOCK 1  
THE WOODLANDS EASTGATE AT EAST SHORE  
 CABINET "Z", SHEETS 2189 - 2192  
 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

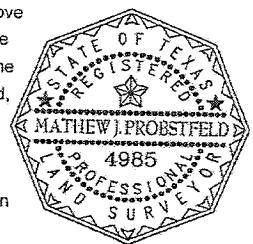
SCALE: 1" = 20'  
 DATE: 1/31/2013 REVISED DATE: 8/13/2013

This Property **DOES NOT** Lie within the designated 100 year Floodplain.  
 PANEL NO: 48339C 0540 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: STEWART TITLE COMPANY  
 GF#: 126837 (6/30/2013)

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 # 459-187 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.