

SURVEY FOR: Jacqolene Cedillo

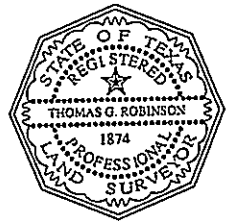
Being a survey of a 0.481 acre tract of land in the Robert Howell Survey, A-254, Montgomery County, Texas, and being part of that certain 37 acre tract of land described in Deed of Record in Volume 1074, Page 1 of the Deed Records of Montgomery County, Texas, and being Lot 12, in Block 1, of PLANTATION ESTATES, SECTION TWO, an unrecorded subdivision in Montgomery County, Texas, and being that same tract of land described under M.C.C.F. No. 2017015027.

Scale : 1" = 40'

- NOTES:
1. This survey depicts easements, setbacks, and restrictions as outlined in title commitment GF# 109041-GAT76, of Stewart Title Guaranty Company dated June 04, 2021.
 2. Restrictive covenants as recorded in County Clerk's File Nos. 8250908 and 8448942 of the Official Public Records of Montgomery County, Texas.
 3. A building line(B.L.) 40 feet wide along the front property line; 20 feet wide along the side property lines and 60 feet wide along the rear property line of the subject property as set out in instrument recorded in/under Clerk's File No. 8250908 and 8448942 of the Official Public Records of Montgomery County, Texas.
 4. A utility easement(U.E.) 10 feet extending into each lot, along and parallel to streets and roadways as granted to Gulf States Utilities Company by instrument recorded in Volume 1013, Page 41 of the Deed Records of Montgomery County, Texas.
 5. A roadway easement(R.E.) 15 feet in width along part of the the West property line with a 30 feet radius turnaround as set out in instrument recorded in/under Clerk's File No. 8250908 and 8448942 of the Official Public Records of Montgomery County, Texas.
 6. OHE = Overhead Electric Wire

ROBINSON SURVEYING, INC.
 16130 F.M. 943
 LIVINGSTON, TEXAS 77351
 PHONE (832) 236-8210
 robinsonsurveyinginc@gmail.com

S. PLANTATION ESTATES DR.
 (60' R.O.W.)



I, Thomas G. Robinson, certify that this survey was performed under my supervision on July 28, 2021, 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 the subject property is not in the 100 Year Flood Plain, and is in Zone "X" on F.I.R.M. Map # 48339C 0725 G dated August 1 2014. This certifies only to easements and building lines shown on the title commitment GF# 109041-GAT76, of Stewart Title Guaranty Company date June 04, 2021.

Thomas G. Robinson
 Thomas G. Robinson, R.P.L.S. #21A