

LEGEND:

RECORD DATA	(*****)
FOUND 5/8" IRON ROD	●
SET 5/8" IRON ROD	○
BUILDING LINE	BL
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
FENCES	
WIRE FENCE	— x — x —
WOOD FENCE	— \ — / —
ELECTRIC	
POWER POLE	⊙
GUY WIRE	+ —
LIGHT POLE	⊕
BOX	⊙
OVERHEAD LINE	— e — e —
STORM SEWER	
GRATE INLET	⊞
MANHOLE	⊙
SAN SEWER	
MANHOLE	⊙
CLEANOUT	⊙
WATER	
WELL	⊙
VALVE	⊙
METER	⊙
FIRE HYDRANT	⊙
GAS METER	⊙
TELEPHONE BOX	⊙
CABLE TV BOX	⊙

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	76.09' (75.76')	68.95'	N 07°38'55" E	87°11'13"

LINE	BEARING	DISTANCE
L1	S 39°01'19" E	34.76'
	(S 38°44'29" E)	(34.93')
L2	S 54°26'50" W	11.73'

Scale: 1" = 30'



ACREAGE

MOSTYN COURT
(60' R.O.W.)

LOT 8
BLOCK 3

LOT 7

ACREAGE

ACREAGE

Notes:

- (1) The basis of bearing is the recorded plat.
- (2) This Survey correctly shows the easements, restrictions and building set backs of record as listed on Stewart Title Company's Schedule B, GF No. 1619242, Commitment issued on September 29, 2016
- (3) The street address of the subject property is 12615 Mostyn Court, Magnolia, Texas 77354.
- (4) There is a dedicated easement 15' wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses as per dedication page of said plat.
- (5) No detached garage shall be erected nearer the front building setback line of a lot than 55' or nearer to any side street building set back line than 10', and not nearer any other interior lot line or side lot or rear lot easement line than 10'. No garage or carport shall face and open to the street at less than a 90° angle unless the door is located 20' or more from the front building setback line, except that at the sole option of the Committee as per CF No. 8002830 R.P.R.M.C.
- (6) No part of any residential structure shall be located within any easement, or nearer than 10 feet to a side lot line, a rear lot line, or a side or rear lot easement as per CF No. 8002830, R.P.R.M.C.
- (7) Property subject to an Agreement for Underground Electric Service by and between CenterPoint Energy Houston Electric, LLC and Mostyn Manor Development Company, LTD as per CF No. 2012-122359, R.P.R.M.C.

Being Lot Eight (8), Block Three (3), of MOSTYN MANOR, Section Four (4), a subdivision of 37.015 acres of land situated in the Cyrus Wickson Survey, Abstract No. 600, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 2339, of the Map Records of Montgomery County, Texas.

TO ISLAND GROUP CUSTOM HOMES, LLC, AND STEWART TITLE COMPANY, EXCLUSIVELY, I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION III SURVEY, ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER" OF THE COPYRIGHT.



Steven E. Laughlin
Steven E. Laughlin
R.P.L.S. # 5178

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REVISION DATE: October 22, 2016 - To Show Final Survey
REVISION DATE: September 03, 2013 - To Show Form Survey.

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DATE: March 8, 2013

JOB # 13-060

Stewart Title Company - GF No. 1619242