

# PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77460 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

## MAHOGANY STREET

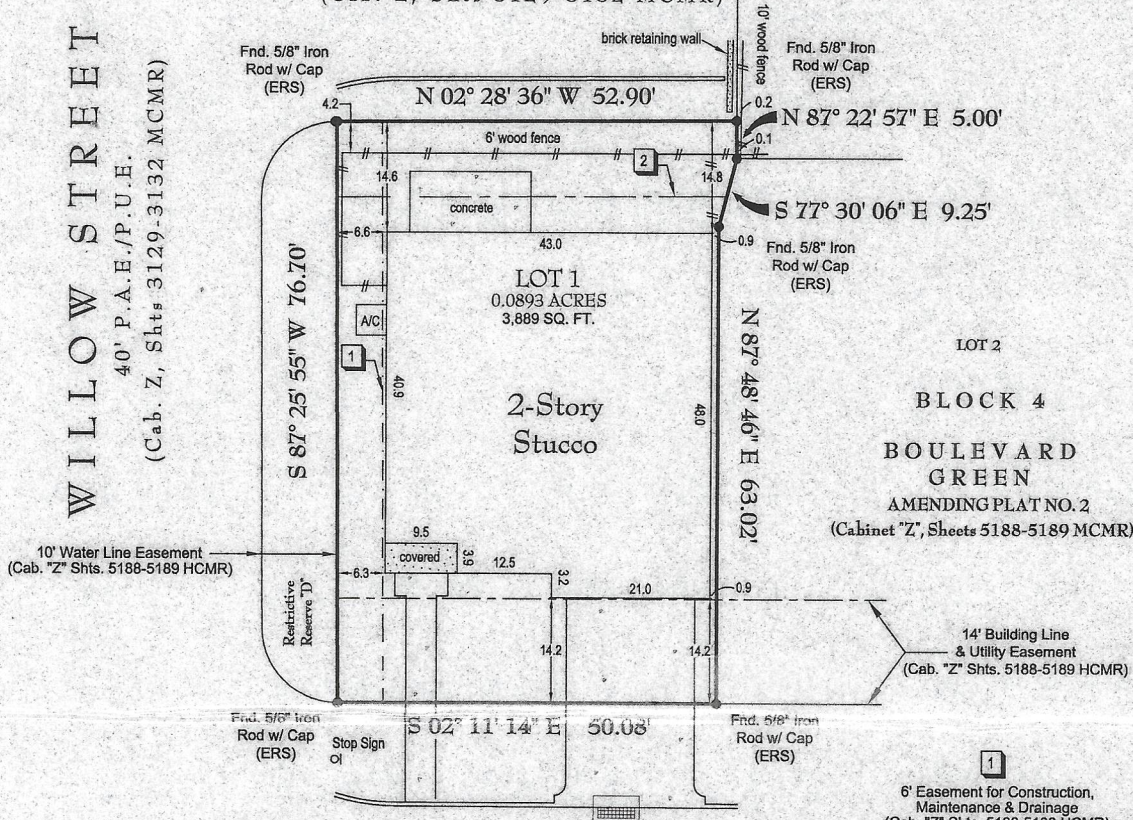
35' P.A.E./P.U.E.  
(Cab. Z, Shts 3129-3132 MCMR)



The City of Shenandoah, Texas  
F.N. 2000-067906 MCOPRRP

## WILLOW STREET

40' P.A.E./P.U.E.  
(Cab. Z, Shts 3129-3132 MCMR)



## SYCAMORE STREET

50' P.A.E./P.U.E.  
(Cab. Z, Shts 3129-3132 MCMR)

LOT 2  
BLOCK 4  
BOULEVARD GREEN  
AMENDING PLAT NO. 2  
(Cabinet "Z", Sheets 5188-5189 MCMR)

### NOTES:

1. Fence and retaining wall do not follow property lines as shown above.
2. 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.
3. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
4. All bearings are based on North right of way line of Sycamore Street. (S 02°11'14" E)

### PLAT OF PROPERTY

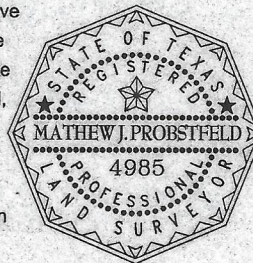
FOR: JULIE MAYRANT  
 AT: 172 SYCAMORE STREET • SHENANDOAH, TX  
 LGL: LOT 1, BLOCK 4  
BOULEVARD GREEN, AMENDING PLAT NO. 2  
 CABINET Z, SHEETS 5188-5189 OF THE MAP RECORDS OF  
 MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 20'  
 DATE: 9/18/2018 REVISED DATE: 5/01/2019

This Property **DOES NOT** Lie within the designated 100 year Floodplain.  
 PANEL NO: 48339C 0530 G  
 ZONE: X EFF. DATE: 8/18/2014  
 BASE FLOOD ELEVATION: N/A (100 YR) | N/A (500 YR)  
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT  
 PROVIDED BY: GREAT AMERICAN TITLE  
 GF#: 70753-GAT86 (4/21/2019)

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  
 PROBSTFELD & ASSOCIATES, INC • FIRM #10066100  
 JOB # 459-558 DRAWN BY: AAS

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.