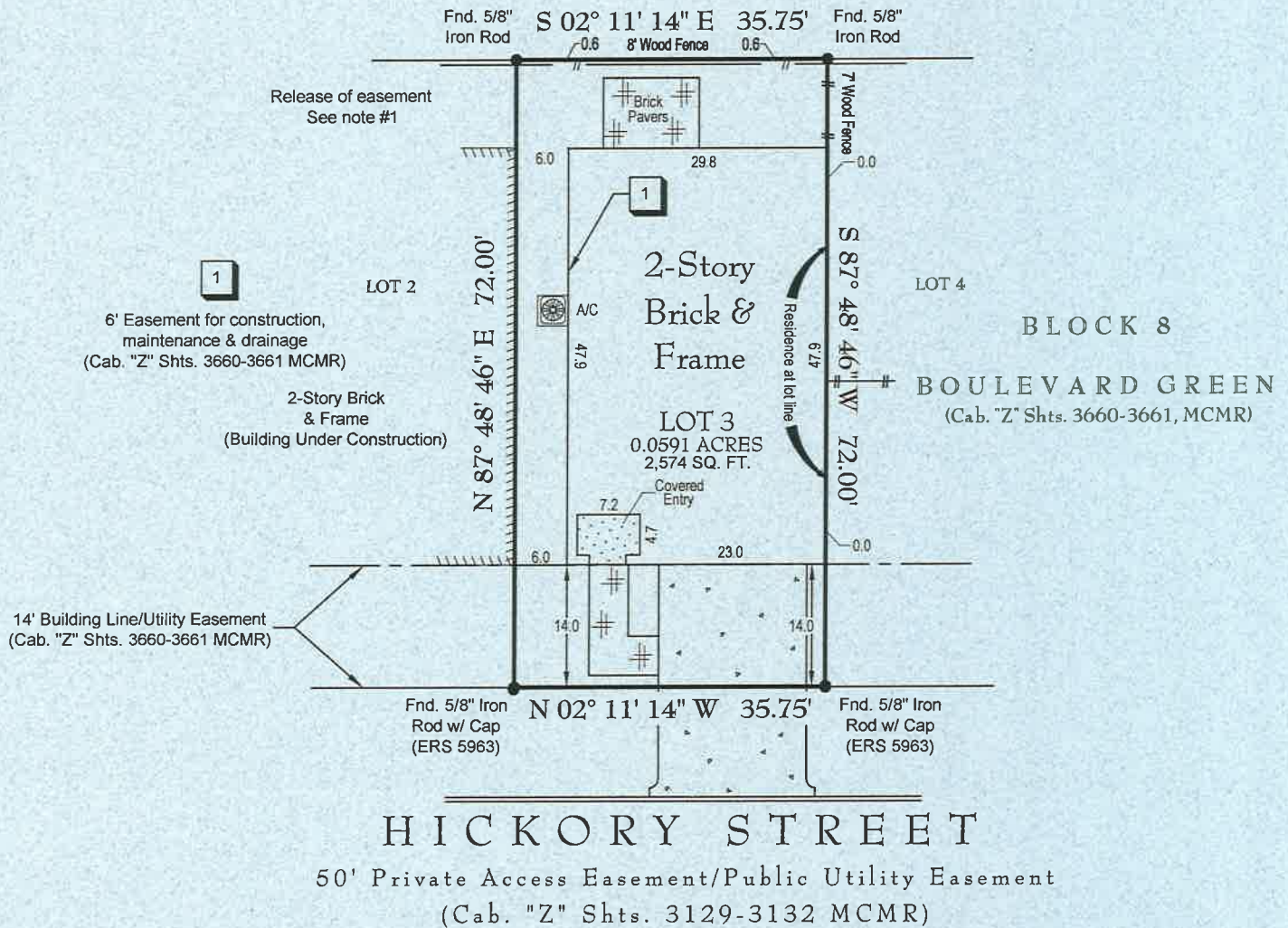


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

60' ROAD RIGHT-OF-WAY
DEDICATED TO THE CITY OF
SHENANDOAH, TEXAS
FILE NO. 2008-120307 MCOPRRP



NOTES:

- 10 foot easement along and parallel to the rear property line of Lots 1-11, Block 8 has been abandoned, released, relinquished and quitclaimed per Document # 2018040184, Official Records, Montgomery County, Texas.
- Fences do not follow boundary lines as shown.
- 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.
- Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
- All bearings are based on the East right-of-way line of Hickory Street (N 02°10'45" W).

PLAT OF PROPERTY

FOR: SVSP, LLC

AT: 111 HICKORY STREET • SHENANDOAH, TX

LGL: LOT 3, BLOCK 8

BOULEVARD GREEN

CABINET Z, SHEETS 3660-3661 OF THE MAP
RECORDS OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 20'

DATE: 03/22/2022 REVISED DATE: 3/3/2023

This Property DOES NOT Lie within the designated 100 year Floodplain.

PANEL NO: 48339C 0530 G

ZONE: X EFF. DATE: 08/18/2014

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#: 1748962 (10/26/2022)

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 # 459-630 DRAWN BY: RK|MDH

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