

Notes:

- 1) Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- 2) This plat of survey has been performed with reliance upon title examination and abstracting performed by First American Title Guaranty Company under GF No. 2744654-H043 with and effective date of May 18, 2022. This surveyor has not abstracted the subject property.

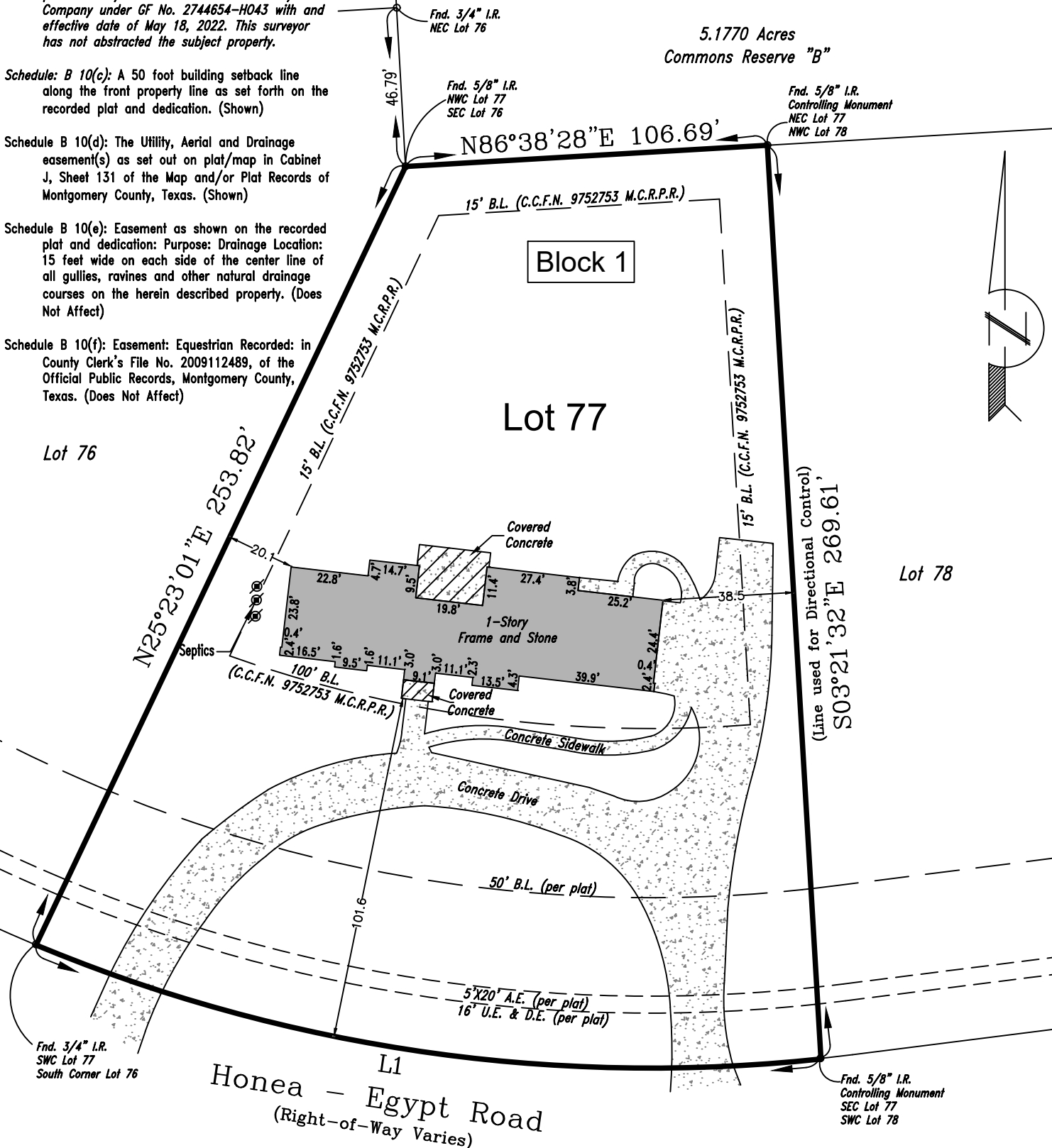
Schedule: B 10(c): A 50 foot building setback line along the front property line as set forth on the recorded plat and dedication. (Shown)

Schedule B 10(d): The Utility, Aerial and Drainage easement(s) as set out on plat/map in Cabinet J, Sheet 131 of the Map and/or Plat Records of Montgomery County, Texas. (Shown)

Schedule B 10(e): Easement as shown on the recorded plat and dedication: Purpose: Drainage Location: 15 feet wide on each side of the center line of all gullies, ravines and other natural drainage courses on the herein described property. (Does Not Affect)

Schedule B 10(f): Easement: Equestrian Recorded: in County Clerk's File No. 2009112489, of the Official Public Records, Montgomery County, Texas. (Does Not Affect)

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	470.00	236.01	28°46'15"	N81°43'58"W 233.54



LAND SURVEY LOT 77, BLOCK 1
 MONTGOMERY TRACE, SECTION 4
 A SUBDIVISION IN THE THOMAS CURRY SURVEY, A-136
 MONTGOMERY COUNTY, TEXAS REF: Cab. J. Sht. 131 MAP RECORDS
 Scale: 1"=40' Date: February 17, 2022
 Address: 4530 Honea Egypt Road, Montgomery, Texas 77356

To: Winfred E. Graves and Kimberly A. Graves, First National Title Insurance Company, and PNC Bank, Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

Taren Hanks
 Taren Hanks
 Registered Professional
 Land Surveyor No. 6787
 T.B.P.E.L.S. Firm No. 10112200

