

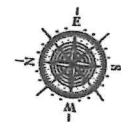
LEGEND - ITEMS THAT MAY APPEAR ON A

A.E. = AERIAL EASEMENT
 B.L. = BUILDING LINE
 C.F. = CROWN FILE NUMBER
 E.E. = EASEMENT
 F.L.P. = FOUND LINES
 F.M. = FOUND MOUNTAIN
 F.N. = FOUND
 M.P. = METAL POST
 M.U.E. = METAL UTILITY EASEMENT
 P.A.E. = PERMANENT ACCESS EASEMENT
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.E. = POOL EQUIPMENT
 P.F.C. = POINT OF BEGINNING
 P.F. = POWER POLE
 P.R.C. = POINT OF REVERSE CURVATURE
 P.T. = POINT OF TANGENCY
 P.U.E. = PUBLIC UTILITY EASEMENT
 S.E. = SET (IRON ROD)
 S.S.E. = SANITARY SEWER EASEMENT
 S.S.E. = STORM SEWER EASEMENT
 U.S. = UNABLE TO SET
 U.E. = UTILITY EASEMENT
 U.L.E. = UNDER LINE EASEMENT
 W.P. = WOODEN POST
 W.S.E. = WATER & SEWER EASEMENT

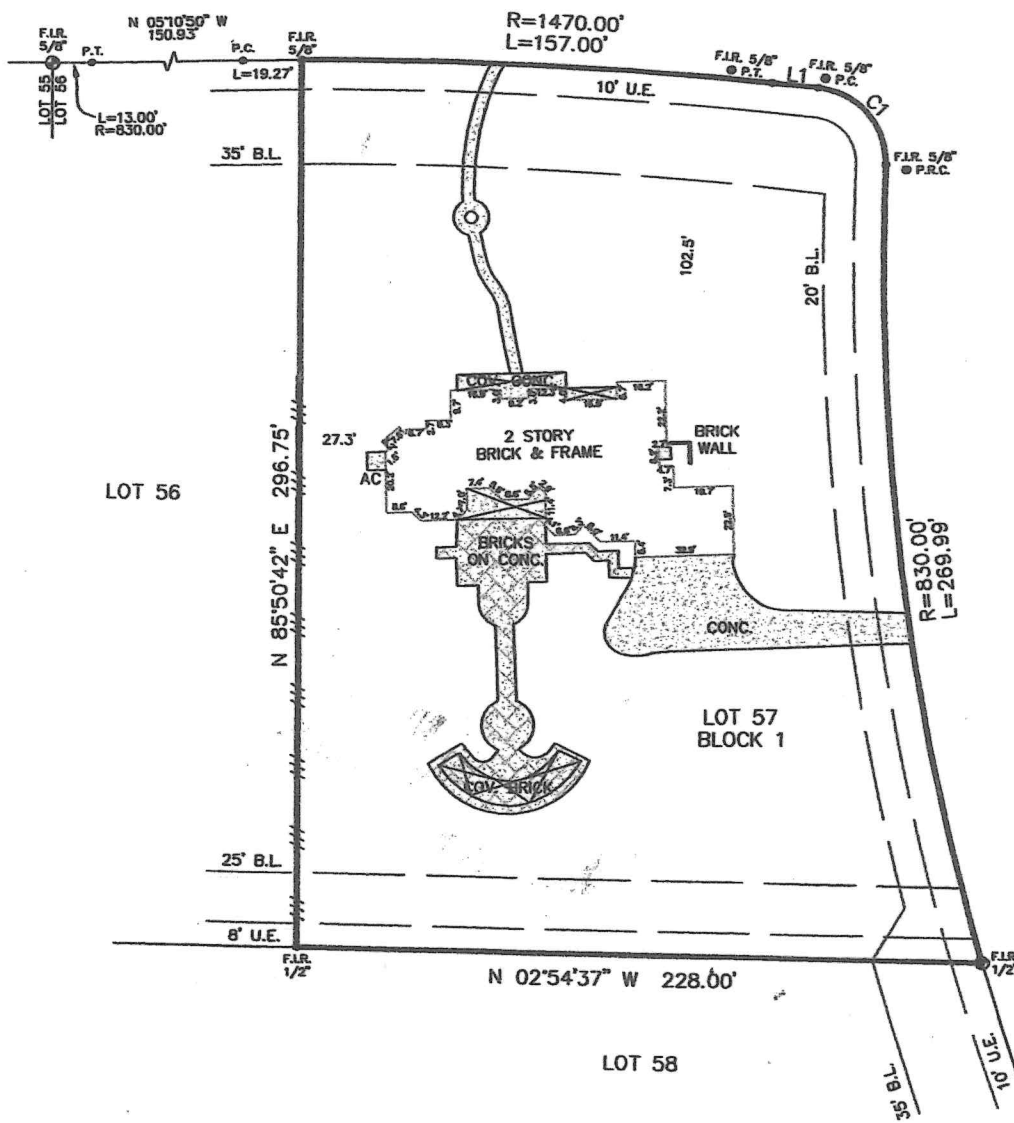
- NOT TO SCALE
 - CUT ANCHOR
 - POWER POLE
 - SERVICE DROP
 - CONTROL MOUNTAIN
 - PROPERTY CORNER
 - PROPERTY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - BUILDING WALL
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - METAL FENCE
 - WROUGHT FENCE
 - VINYL FENCE
 - OVERHEAD ELECTRIC POWER LINE

L1: S 01°41'24" W 15.33'
 C1: R=25.00' L=37.66'

SCALE
1"=50'



118 WATERFRONT DRIVE (60' R.O.W.)



Reviewed & Accepted by:

Date

Date

NOTES:

- BEARING BASES: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- CONSENT TO ENCROACHMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 0122008, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, FOR THE ENCROACHMENT OF INSTALLATION, EXCAVATION, OPERATION, REPAIR, REPLACEMENT, INSPECTION, AND REMOVAL OF PUBLIC UTILITIES AND THE CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, LANDSCAPING, AND REMOVAL OF FENCES PARALLEL TO THE HIGHWAY INTO THE DESCRIBED EASEMENT FILED OF RECORD UNDER VOLUME 465, PAGE 175, OF THE 2008 RECORDS, MONTGOMERY COUNTY, TEXAS.
- THE TERMS, CONDITIONS AND SPECIFICATIONS OF THAT CERTAIN AGREEMENT FOR PERPETUAL EASEMENT IN GROSS NO RIGHT-OF-WAY TO LAY, CONSTRUCT, MAINTAIN, UPGRADE, INSPECT, OPERATE, PROTECT, REPAIR, REPLACE, AND RELOCATE A BROADBAND COMMUNICATIONS SYSTEM(S), BETWEEN WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC., BY INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK'S FILE NO. 201907002, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.
- BOUNDARY AGREEMENT GRANTED TO SAN ANGELO RIVER AUTHORITY, BY INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK'S FILE NO. 0037065, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS, DOES NOT AFFECT SUBJECT

LEGAL DESCRIPTION

LOT FIFTY-SEVEN (57), IN BLOCK ONE (1), OF WALDEN ON LAKE CONROE, SECTION THE ESTATES OF WALDEN, A SUBDIVISION OF 90.965 ACRES LOCATED IN THE THOMAS CORNER SURVEY, ABSTRACT NO. 10, OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SHEET 146A THROUGH 148A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

MARTIN ADA MANGLONA
JANNA WILGUS MANGLONA

ADDRESS

118 WATERFRONT DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB # 2210482

DATE 11-03-2022

GF# 22-01-10191

PRO-SURV

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EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE DEEMED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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