

CATEGORY 1A
SURVEY OF

0.68 ACRES
ALL OF 0.225 & 0.451 ACRE TRACTS

LOCATED IN THE M. CORNER SURVEY, ABSTRACT NO. A-8

BASED ON THE DEED THEREOF RECORDED IN


COUNTY CLERK'S FILE 2012-109786

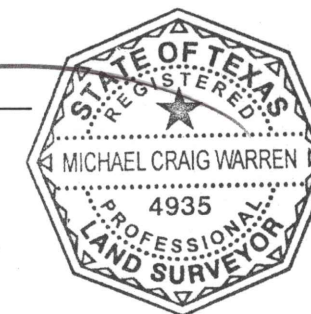
THE DEED RECORDS MONTGOMERY COUNTY, TEXAS

REF : MONTGOMERY G. F. 2200834 DATE : MAR. 30, 2022

TO THE CITY OF MONTGOMERY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS CATEGORY 1A SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.


MICHAEL WARREN R.P.L.S. # 4935



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (G.F. No. 2200834) DATED MARCH 22, 2022, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 7) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 8) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN
- 9) PROPERTY SUBJECT TO UNLOCATABLE GULF STATE UTILITIES AS RECORDED UNDER COUNTY CLERK'S FILE No. 8024387

LINE & SYMBOL LEGEND

- 1) IRF= IRON ROD FOUND
- 2) IRS= IRON ROD SET, CAPPED "SURVTECH"
- 3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
- 4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
- 5) BL= BUILDING LINE
- 6) UE= UTILITY EASEMENT
- 7) DE= DRAINAGE EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED



"A Land Surveying Company"

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- ⊕ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ☀ LIGHT POLE
- ⊕ POWER POLE
- ▣ ELECTRIC TRANS. BOX
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ TELEPHONE PED
- ⊕ CABLE BOX/PED
- ⊕ FLAG POLE
- ⊕ FIBER OPTIC MARKER
- ⊕ TRAFFIC SIGNAL
- ⊕ PIPELINE MARKER
- ⊕ WATER METER
- ⊕ MANHOLE
- ⊕ METER POLE
- ⊕ SEPTIC

