

"A Land Surveying Company"

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LOT 64, BLOCK 1  
CROWN RANCH SECTION 1  
AMENDING PLAT NO. 1  
CAB. Z, SHT. 755, M.R.M.C. TX

FINAL  
**SURVEY OF**  
LOT 2, BLOCK 1  
CROWN RANCH SECTION 1 AMENDING PLAT NO. 1 PARTIAL REPLAT

LOCATED IN THE WEAVER & FERGUSON SURVEY, ABSTRACT NO. 624 & 221

BASED ON THE        PLAT        THEREOF RECORDED IN

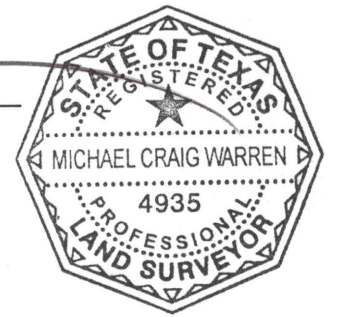
VOLUME/CABINET        Z        PAGE / SHEET        7319        OF

THE MAP RECORDS        MONTGOMERY        COUNTY, TEXAS

REF : CLAYTON G. F. CTT23773901 DATE : OCT. 14, 2023

TO STEPHEN E CLAYTON, CONNIE KRISTEN CLAYTON, PLAZA HOME MORTGAGE, & CHICAGO TITLE INSURANCE COMPANY,  
I HEREBY CERTIFY THAT THIS 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 CHICAGO TITLE INSURANCE COMPANY (G.F. No. CTT23773901) DATED OCTOBER 4, 2023, 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) PROPERTY SUBJECT TO THE TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN CABINET Z, SHEET 235; CABINET Z, SHEET 755; & CABINET Z, SHEET 7319, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS; AND AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE #'S: 2006-022837, 2010011959, 2011013648, 2012001844, 2012001845, 2012001846, 2012001847, 2012001848, 2012001849, 2012001850, 2012006541, 2012006452, 2012006453, 2012006454 and 2012006455, 2021121497, 2022144391, 2021143407 and 2021156479, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE.
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN.
- 10) PROPERTY SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE #2008034717. (BLANKET EASEMENT)

PROPERTY SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES, EXTENDING A DISTANCE OF 15 FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED BY THE MAP DEDICATION OF SAID SUBDIVISION.

LOT 1

LOT 2, BLOCK 1  
CROWN RANCH SECTION 1  
AMENDING PLAT NO. 1  
PARTIAL REPLAT

LOT 71, BLOCK 1  
CROWN RANCH SECTION 1  
AMENDING PLAT NO. 1  
CAB. Z, SHT. 755, M.R.M.C. TX

A=282.85'  
R=770.00'  
CB=N 43°41'43" W  
CL=281.27'

LAUREN'S COURT  
(60' R.O.W.)

**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



- ⊙ 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

