
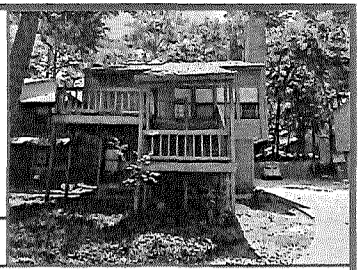


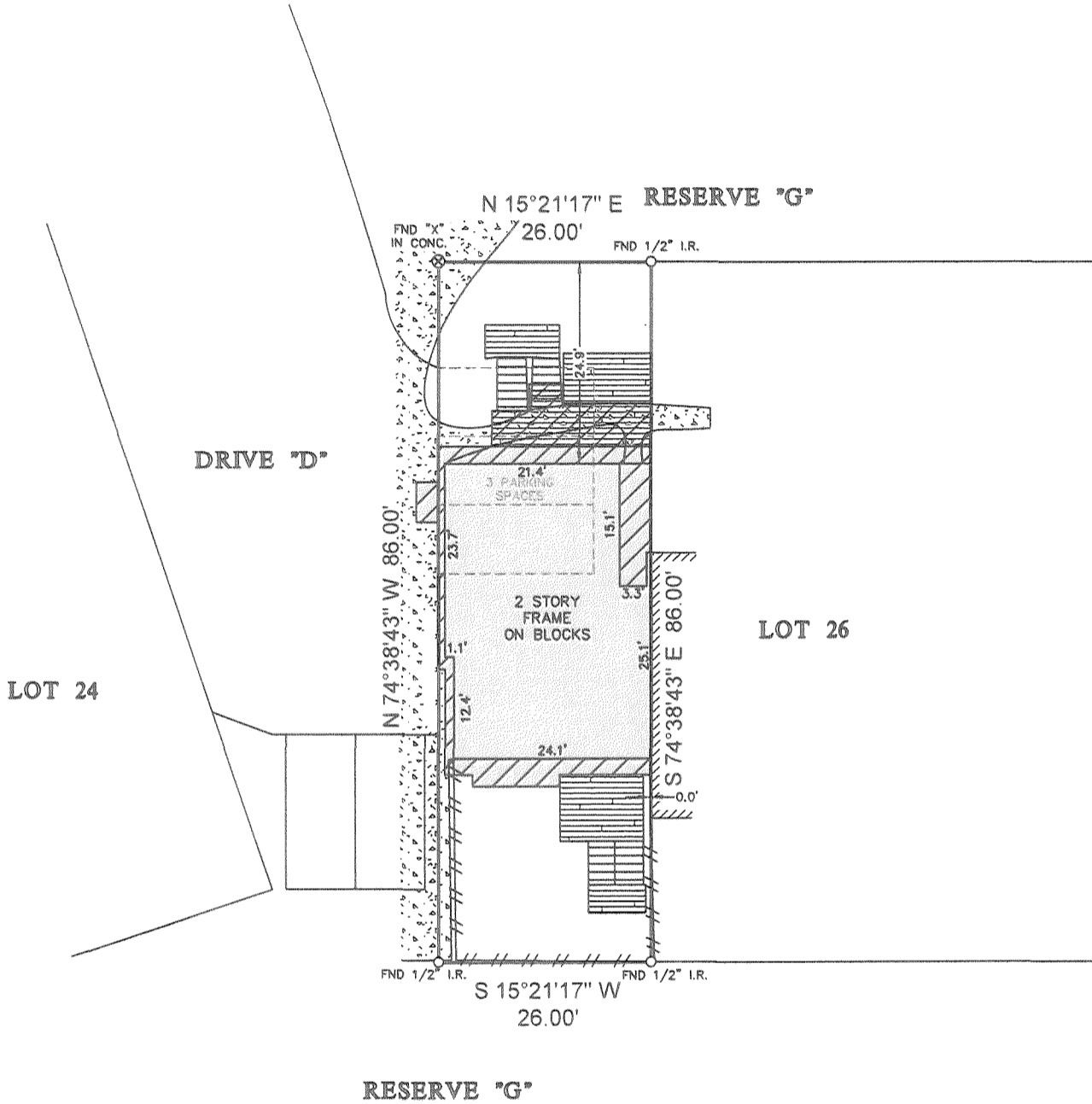
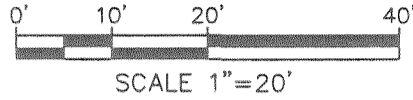


TITLE COMPANY:
 **CHICAGO TITLE**

G.F. #: CTH-WD-CTT24779265-MLM ISSUE DATE: JULY 11, 2024



LINE	BEARING	DISTANCE
L1	S 12°21'17" W	19.00'
L1	N 74°38'43" W	25.50'
L1	N 15°21'17" E	19.00'



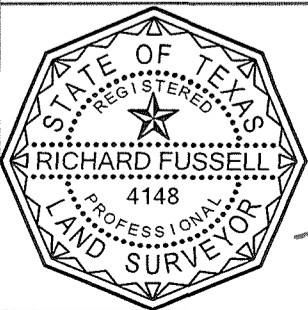
LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	WOOD DECK		UPPER LEVEL(S) ONLY
	STEPS		ADJOINING STRUCTURE

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 11, 2024, UNDER G.F. NO. CTH-WD-CTT24779265-MLM.
- BLANKET EASEMENT AS SET FORTH IN C.F. NO. 835197B.
- PARTY WALL AGREEMENT AS SET FORTH IN C.F. NO. 835197B.

LEGAL DESCRIPTION: LOT 25, THE WOODLANDS, VILLAGE OF GROGAN'S MILL, SECTION 46, A SUBDIVISION SITUATED IN THE WOODLANDS, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SHEET 153A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.




SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 15, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.


 RICHARD FUSSELL
 RPES # 4148

CLIENT:
 BRANDON W. WIGGAND AND EKATERINA WIGGAND

ADDRESS:
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Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: WT	TECH: ARH
DRAFTER: MH	FINAL CHECK: EF
DATE: JUL. 19, 2024	
JOB# 7-660-24	