


FORM
SURVEY OF

LOT 9, BLOCK 19
LAKE CONROE HILLS SECTION 2

LOCATED IN THE _____ T. CUDE _____ SURVEY, ABSTRACT NO. A-12
BASED ON THE _____ PLAT _____ THEREOF RECORDED IN
VOLUME/CABINET _____ Z _____ PAGE / SHEET _____ 117A _____ OF
THE _____ MAP _____ RECORDS _____ MONTGOMERY _____ COUNTY, TEXAS

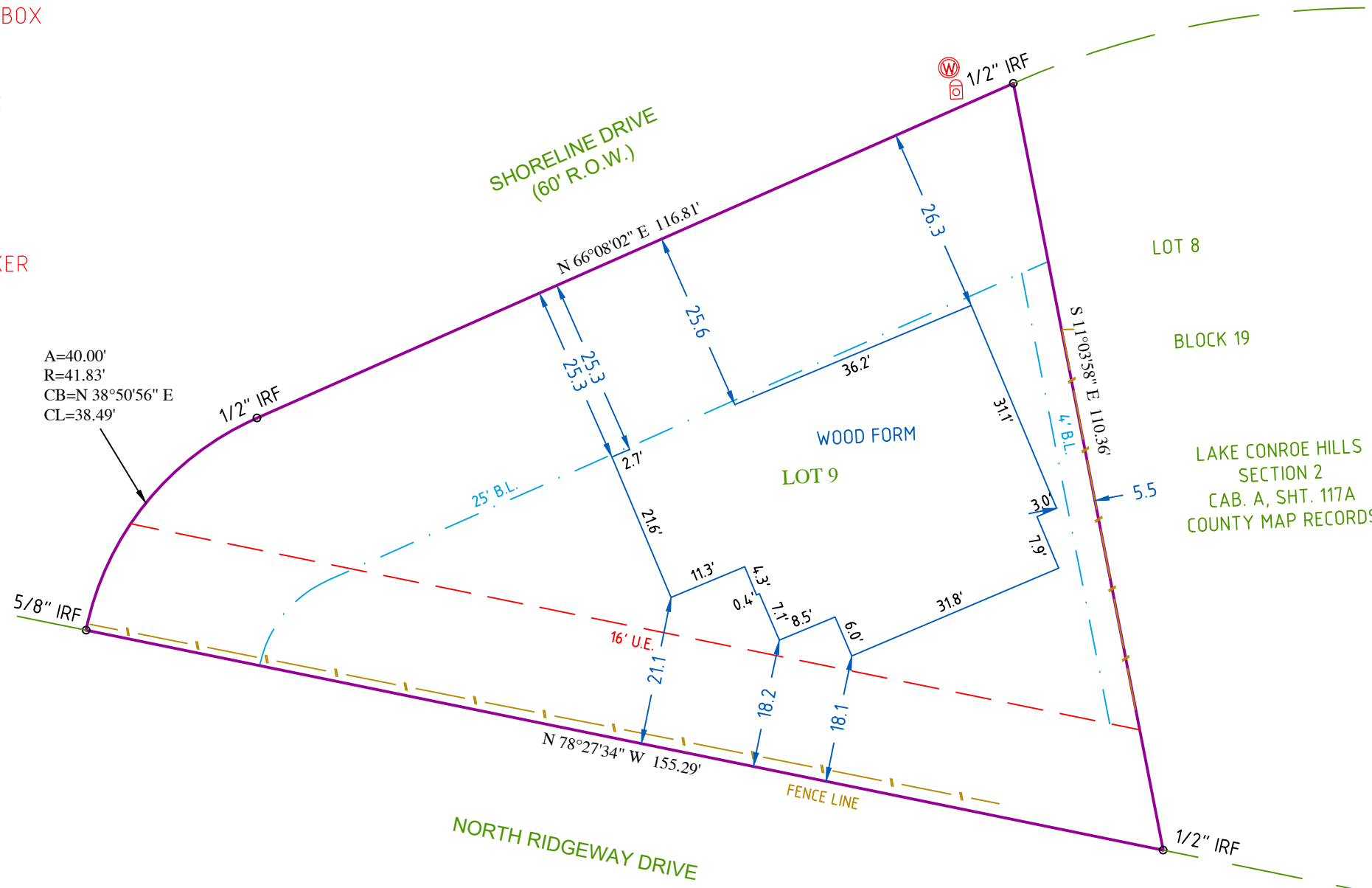
REF : HOLLUS ANSON HOMES G. F. CTT23770155 DATE : APR. 12, 2024
TO HOLLUS ANSON HOMES, MONTGOMERY MORTGAGE, INC. & CHICAGO TITLE INSURANCE COMPANY,
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.


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

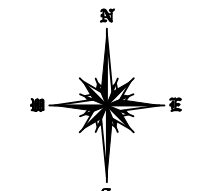


- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY (G.F. No. CTT23770155) DATED MAY 22, 2023, FOR ALL THINGS OF RECORDS..
- 4) SURVEYOR 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 RESTRICTIONS AS RECORDED IN CABINET "A", SHEET 117A (FORMERLY VOLUME 11, PAGE 25) & VOLUME 821, PAGE 664; AND ALSO RECORDED UNDER CLERK'S FILE No.S 8323953, 8501766, 2008-039775, 2012017327, 2017066278, 2017066801, 2017067556, 2018103711, 2018118395 and 2019063787, 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 5 FOOT BLANKET EASEMENT AROUND ELECTRIC LINES AND EQUIPMENT AS RECORDED IN VOLUME 845, PAGE 45

- 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



A=40.00'
R=41.83'
CB=N 38°50'56" E
CL=38.49'



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.



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LINE & SYMBOL LEGEND
1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) BL= BUILDING LINE
4) UE= UTILITY EASEMENT
5) DE= DRAINAGE EASEMENT
6) AE= ACCESS EASEMENT
7) CM= CONTROL MONUMENT

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