TREES SPECIES (IF SHOWN) WERE IDENTIFIED BY A SURVEY CREW AT THE TIME OF SURVEY TO THE BEST OF OUR ABILITIES. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR FINAL DETERMINATION AND VERIFICATION OF SPECIES.

TREE WITH SIZE

TREE SURVEY KEY:
H HARDWOOD
S SOFTWOOD

GRATE INLET · SIGN · MANHOLE · STORM MANHOLE · LIGHT STANDARD · WATER VALVE · CLEAN OUT · SANITARY MANHOLE · CONCRETE · COVERED · CALL · BOLLARD · IRON FENCE · WOOD FENCE · POWER LINE · EDGE OF ASPHALT · ELECTRIC BOX · POWER POLE · GUY ANCHOR · WATER METER · CONTROLLING MONUMENT 09-07-24 · CHAIN LINK FENCE · FIRE HYDRANT

LEGEND

AE = AERIAL EASEMENT
BL = BUILDING LINE
FNC = FENCE
FND = FOUND
I.P = IRON PIPE
I.R. = IRON ROD
MH = MANHOLE
OHU = OVERHEAD UTILITIES
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = BOUNDARY LINE
PP = POWER POLE
R.C.P. = REINFORCED CONCRETE PIPE
SAN MH = SANITARY SEWER MANHOLE
STM MH = STORM SEWER MANHOLE
UE = UTILITY EASEMENT
WLE = WATERLINE EASEMENT
NTE = NATURE TRAIL EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
A.B.L.= ACCESSORY BUILDING LINE

COMMON ABBREVIATIONS

* PER MONTGOMERY COUNTY CLERK FILE NO. 2020147031

SCALE: 1"=40'
0' 20' 40' 80'

NOTES:

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
3. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER CABINET Z, SHEET 9696, MAP RECORDS; UNDER DOCUMENT NUMBERS 2020095182, 2020089408, 2020147031, 2020147032, 2020147037, 2020147038, 2020147039, 2021073266, 2021073270, 2021073274, 2021128975, 2021128976, 2021136238, 2021136239, 2022040665, 2022040666, 2022040667, 2022053797, 2022053798, 2022130258, 2022130259, 2022130260, 2023036443, 2023064933, 2023064934, 2021128974, 2023064937, 2024002607, 2024002608, 2024002609, 2024002610, 2024002611, 2024002612 & 2024002622, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY.
4. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
6. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
7. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
8. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
9. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

FLOOD INFORMATION

F.I.R.M NO. 48339C PANEL: 0275G
REVISED DATE 8-18-2014 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2026, TRI-TECH SURVEYING COMPANY, L.P.

3-20-26

STATE OF TEXAS · REGISTERED · DANIEL S. SULLIVAN · 5828 · LICENSED · PROFESSIONAL · LAND SURVEYOR

SURVEYOR REGISTRATION

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	178.04	2180.00	N30°07'03"W	177.99

ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATION UTILIZING LEICA SMARTNET NETWORK CORRECTIONS. N.A.V.D. 1988 (GEOID 18)

TBM:
SET 5/8 I.R. WITH CONTROL CAP, NEAR THE MOST WESTERLY CORNER. NEAR EDGE OF ROAD.
ELEV= 346.48' N.A.V.D. 1988, (GEOID 18)

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com TBPLS #10115900

NO.	DATE	REASON	BY
1	08-01-25	FORM	EJH
2	03-19-26	FINAL	STW

REVISIONS

16140 FOREST MILL ROAD

WILLIS, MONTGOMERY COUNTY, TEXAS 77378

FINAL W/TOPO SURVEY

PROPERTY INFORMATION
LOT 74
BLOCK 5
SUBDIVISION REPUBLIC GRAND RANCH, SECTION 9
RECORDING: CABINET Z, SHEET 9696
MAP RECORDS MONTGOMERY COUNTY, TEXAS
BORROWER: DANIEL REIGH NOTTEBART & DAWN ELAINE NOTTEBART
TITLE COMPANY: NATIONAL INVESTORS TITLE INSURANCE CO.
GF. NO: 200104-W
GF. EFFECTIVE DATE: MARCH 5, 2024
SURVEYED FOR: PARTNERS IN BUILDING

DRAWING INFORMATION
JOB NO.: PIB1067-24
CALCULATED BY: I.ANDERSON
DRAWN BY: STEVEN WOOD
BEARING BASE: REFERRED TO PLAT NORTH
FIELD CREW: -
PEN TABLE: TRI-TECH.CTB
DATE: 10-11-24
COGO VER: ADESK C3D 2022