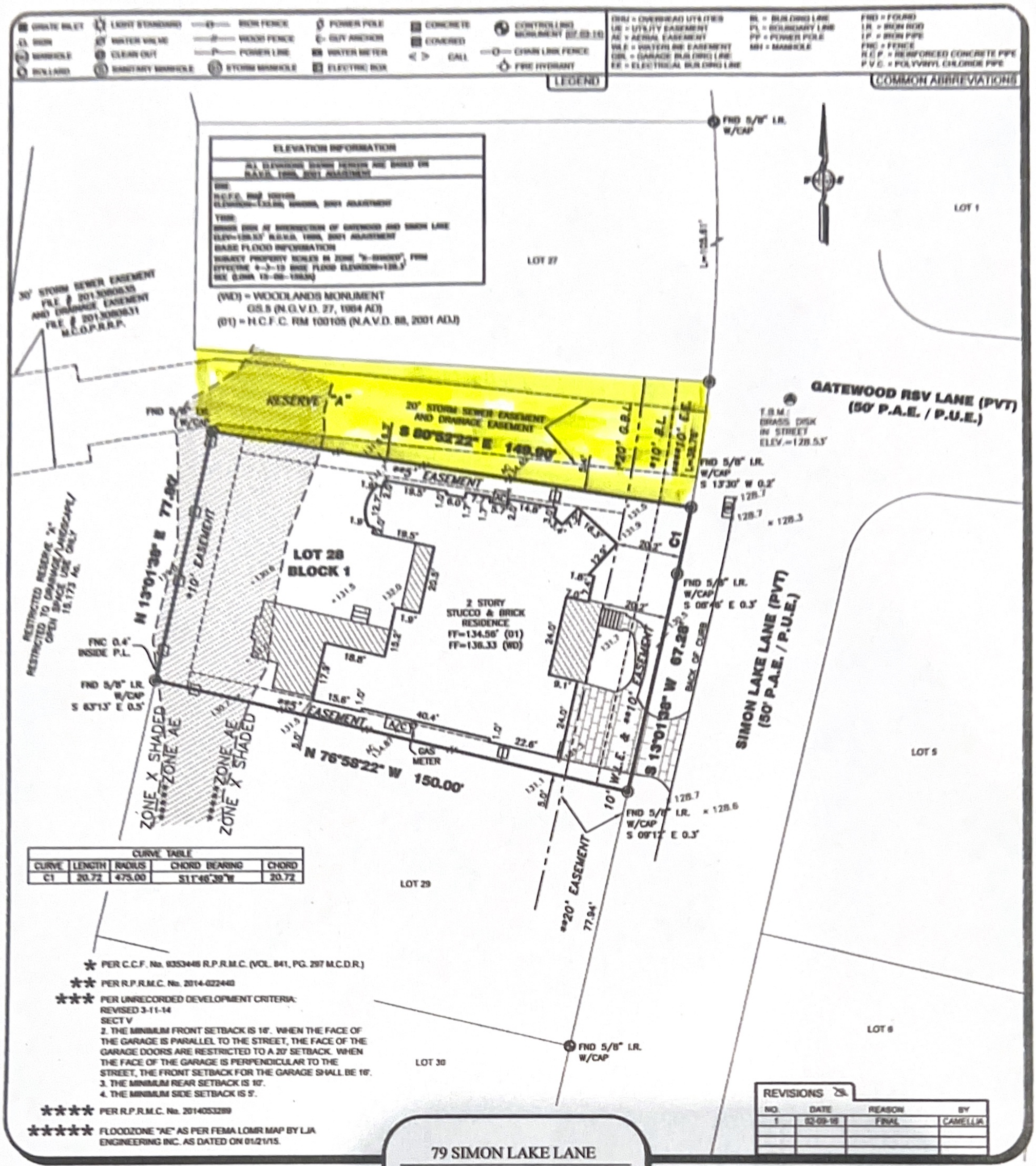

79 SIMON LAKE LANE

THE WOODLANDS, MONTGOMERY COUNTY, TEXAS 77380

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 AS DEFINED PER VOL. 841 PG. 297 D.R.M.C. C.C.F. NO(s). 9353446, 2014-022421, 2014-022439 AND 2009-115483 R.P.R.M.C., CAB. Z SHEET 2804 M.R.M.C.

4. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.

5. 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.

6. 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.

7. 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.

8. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

9. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

10. ALL FOUND CAPS STAMPED: CARLMANGO RPLS #1562.

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.

FLOOD INFORMATION

F.I.R.M. NO. 48339C PANEL: 0520G
REVISED DATE 8-18-2014 ZONE: "AE"

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 boundary 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 NULL AND VOID WITHOUT THE ORIGINAL EMBOSSED SEAL AND SIGNATURE OF SURVEYOR.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
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STATE OF TEXAS
REGISTERED
DANIEL S. SULLIVAN
5828
PROFESSIONAL
LAND SURVEYOR

2-19-16

SURVEYOR REGISTRATION

TRI-TECH SURVEYING COMPANY, L.P.
WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Houston, Texas 77042
Phone: (713) 667-0800
Fax: (713) 667-5848
FIRM Registration No. 10115900

FINAL SURVEY

LOT: 28
BLOCK: 1
SUBDIVISION: THE WOODLANDS VILLAGE OF INDIAN SPRINGS, SEC. 31
RECORDING: CAB. Z SHEET 2804 MAP RECORDS MONTGOMERY COUNTY, TEXAS
BORROWER: FRANKEL BUILDING GROUP
TITLE CO.: STEWART TITLE GUARANTY CO.
G.F. NO. 1411860 G.F. EFFECTIVE DATE: 03-06-14
SURVEYED FOR: FRANKEL BUILDING GROUP

JOB NO.: FB1116-14
ENCUMB. STUDY: N/A
CALC BY: M. COX
DRAWN BY: GABE H.
CHECKED BY: H. MOYER
BEARING BASE: REFERRED TO PLAT NORTH
FIELD CREW (A): G. HALLUM
FIELD CREW (B): T. CHARLES
FIELD DATE: 02-03-14
DWG SCALE: 1"=30'
PATH: G:\2014\FRANKEL BUILDING GROUP\DWG