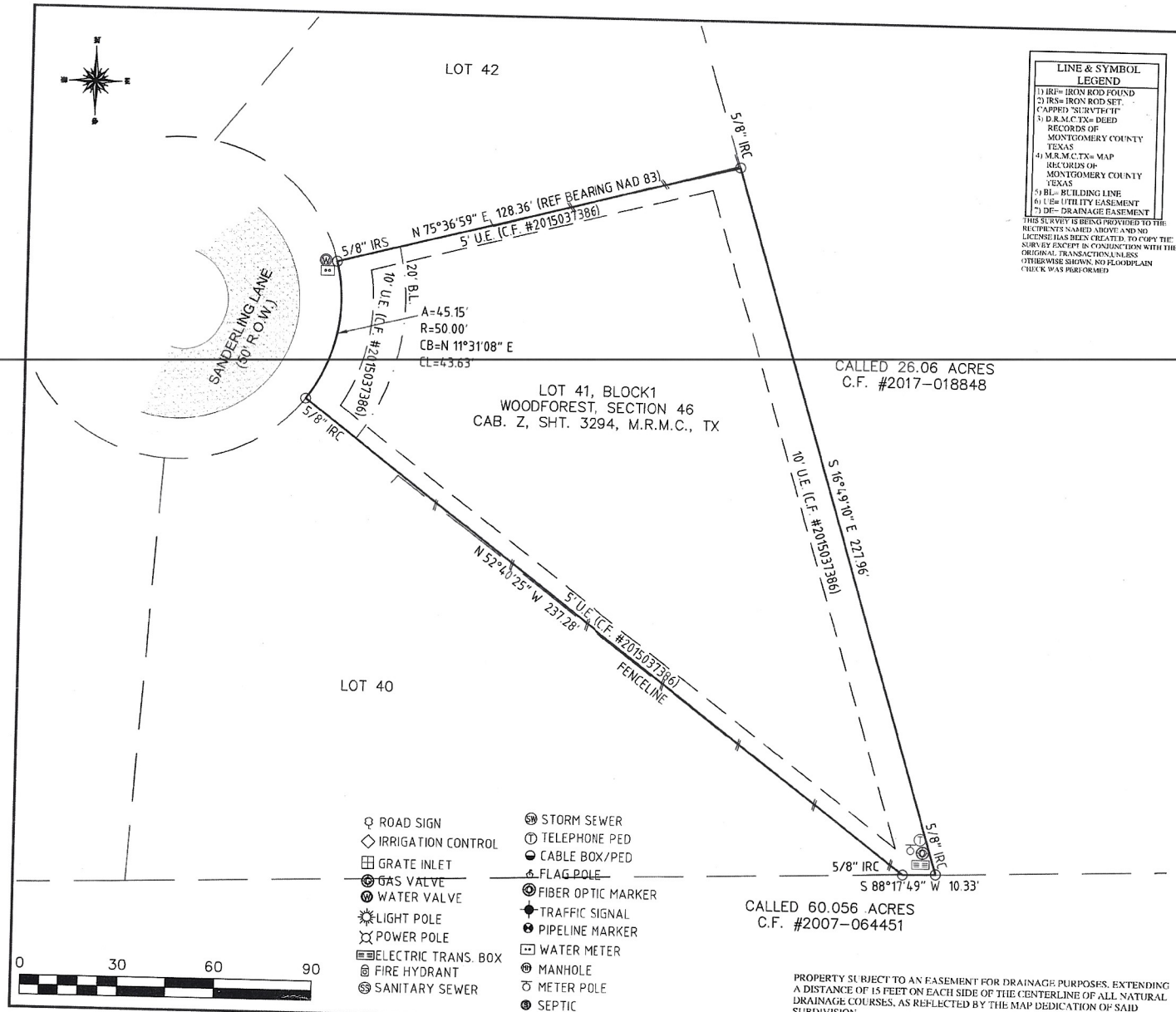

LINE & SYMBOL LEGEND
1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
5) BL= BUILDING LINE
6) UE= UTILITY EASEMENT
7) DE= DRAINAGE EASEMENT

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

BOUNDARY
SURVEY OF
LOT 41, BLOCK 1
WOODFOREST SECTION 46

LOCATED IN THE ARCHIBALD HODGE SURVEY, ABSTRACT NO. 18
BASED ON THE PLAT THEREOF RECORDED IN
VOLUME/CABINET Z PAGE / SHEET 3294 OF
THE MAP RECORDS MONTGOMERY COUNTY, TEXAS
REF : CREIGHTON G. F. 103294-GAT86 DATE : MAY 19, 2022

TO: MARION F. CREIGHTON, AND OLD REPUBLIC NATIONAL 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

STATE OF TEXAS
REGISTERED
MICHAEL CRAIG WARREN
4935
PROFESSIONAL
LAND SURVEYOR

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 WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE FEBRUARY 18, 2021, GF #103294-GAT86.

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 3294, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND UNDER COUNTY CLERK'S FILE NOs. 2007-046738, 2008-091292, 2015037320, 2015037386, 2016020780, 2016021819, 2016078433, 2016088143, 2017002616, 2018401123, 2018048272, 2018861595, 2018114890, 2019008944 2019020712 and 2020133068 Official Public 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) All lots within this Subdivision per the plat notes are: (7A: Restricted to a 10-foot Front Building Line when the face of any carport or garage is perpendicular to the street; (7B) Restricted to a 20-foot carport or garage setback when the face is parallel to the street. The remainder of the structure shall be Restricted to a 10-foot Building Line.

11) PROPERTY IS NOT SUBJECT TO A SURFACE USE WAIVER AND DRILL SITE AGREEMENT AS RECORDED UNDER CLERK'S FILE NOs. 2000-071024, 2001-055269, 2001-004284, AND 2001-004381.

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.

SURVTECH
SURVEYORS
PLANNERS
"A Land Surveying Company"
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
936-539-5444 \ FAX 936-539-5442
email: SURVTECH@SURVCORP.COM