

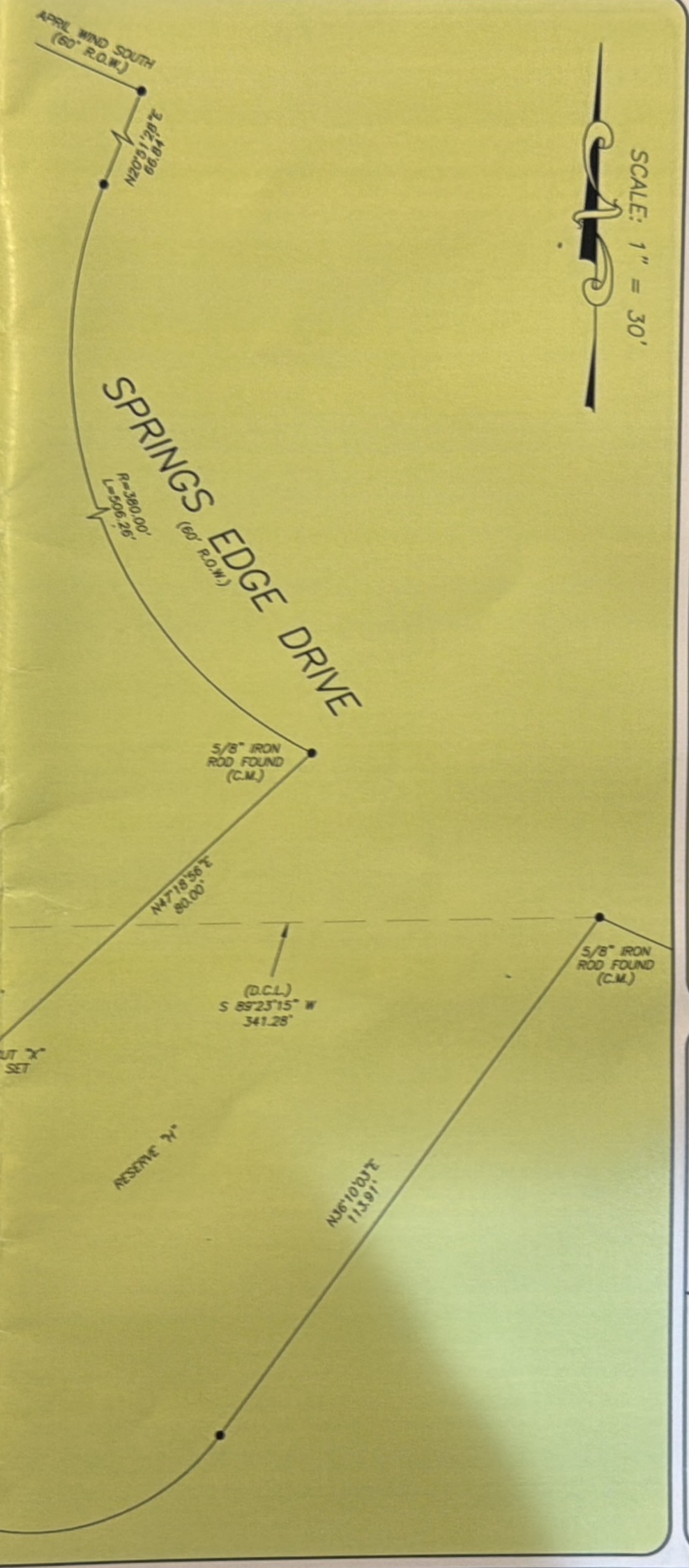

SCALE: 1" = 30'

GF NO. FTH-12-FAH24000021KM FIDELITY NATIONAL TITLE
ADDRESS: 119 SPINGS EDGE DRIVE
MONTGOMERY, TEXAS 77356
BORROWER: DON W. ELLEN JR. AND
DESSY S. ELLEN

LOT 12, BLOCK 3
APRIL SOUND, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 88B (FORMERLY RECORDED IN VOLUME 10, PAGE 72) OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0375 G MAP REVISION: 08/18/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: CAB. A, SH. 88B, M.C.M.P.R.

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 2024-00063
JANUARY 09, 2024

STATE OF TEXAS
REGISTERED
JAMES P. WALKOVIAK
5971
PROFESSIONAL
LAND SURVEYOR

Fidelity National Title
NATALIE ANDERSON-ROY
281-203-6020

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