SURVEY OF

LOT 15, BLOCK 3

A PARTIAL REPLAT WEST MAGNOLIA FOREST SECTION 18

LOCATED IN THE J.C. DUNN SURVEY, ABSTRACT NO. A-173

BASED ON THE PLAT THEREOF RECORDED IN

VOLUME/CABINET 430 PAGE / SHEET 649 OF

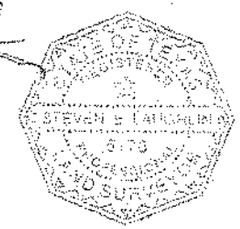
THE MAP RECORDS GRIMES COUNTY, TEXAS

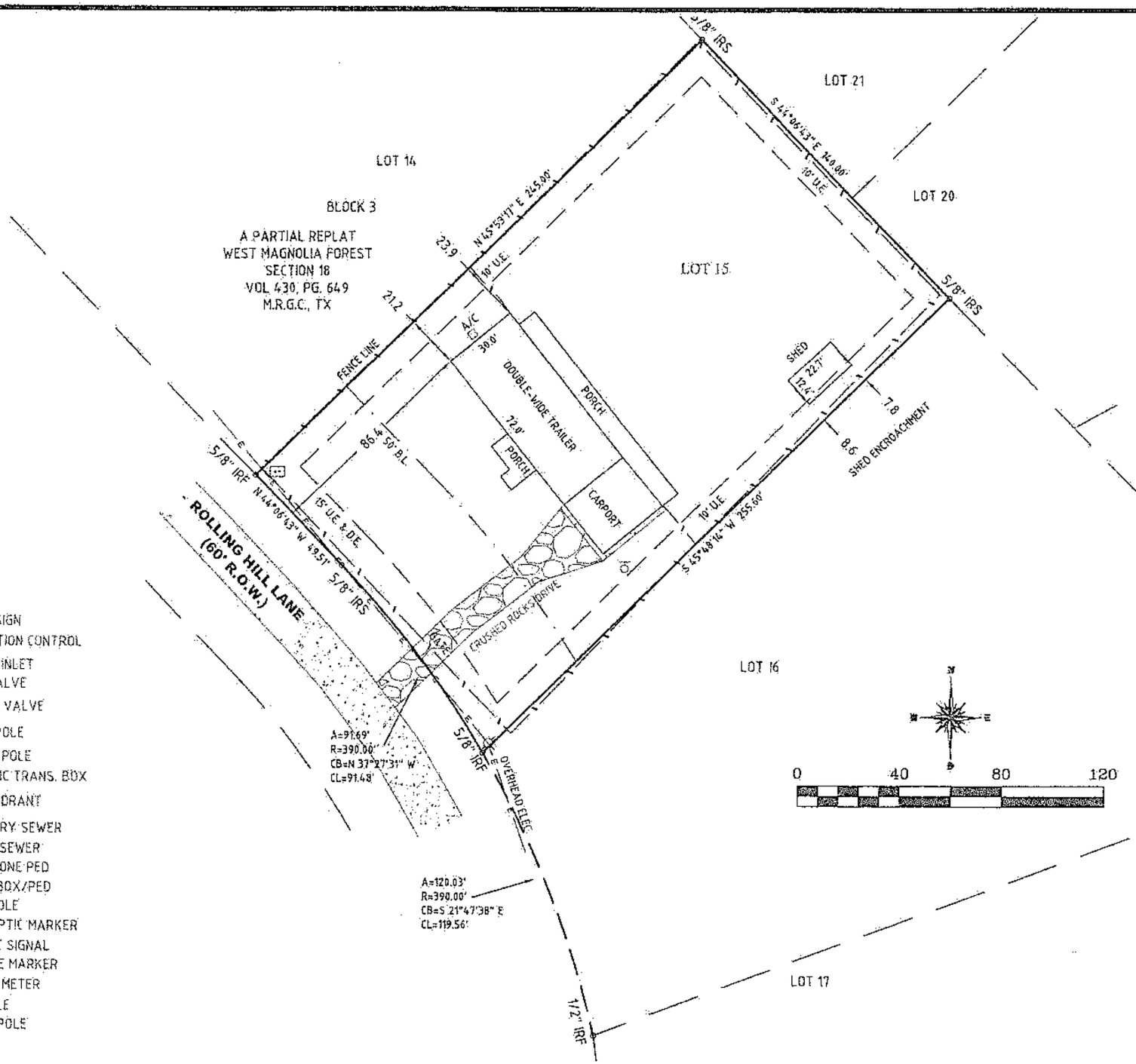
REF: ESPINOZA G. F. ATCH20098396 DATE: JULY 20, 2020

TO: NARCISO ESPINOZA, NORMA ESPINOZA, LOANDEPOT.COM, LLC, & ALAMO TITLE INSURANCE

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.

STEVEN E. LAUGHLIN R.P.L.S. #5178





- 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

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 ALAMO TITLE INSURANCE (G.F. No. ATCH20098396) DATED JUNE 24, 2020, 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 Volume 349, Page 58, Volume 445, Page 95, Volume 445, Page 594, Volume 430, Page 649 (on plat), Volume 453, page 587, REAL PROPERTY RECORDS, GRIMES 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 GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE.

9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN

10) PROPERTY NOT SUBJECT TO ELECTRIC RIGHT-OF-WAY EASEMENT AS RECORDED IN VOLUME 528, PAGE 350

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

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

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, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.

SURVEY OF

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LOCATED IN THE J.G. DUNN SURVEY, ABSTRACT NO. A-173

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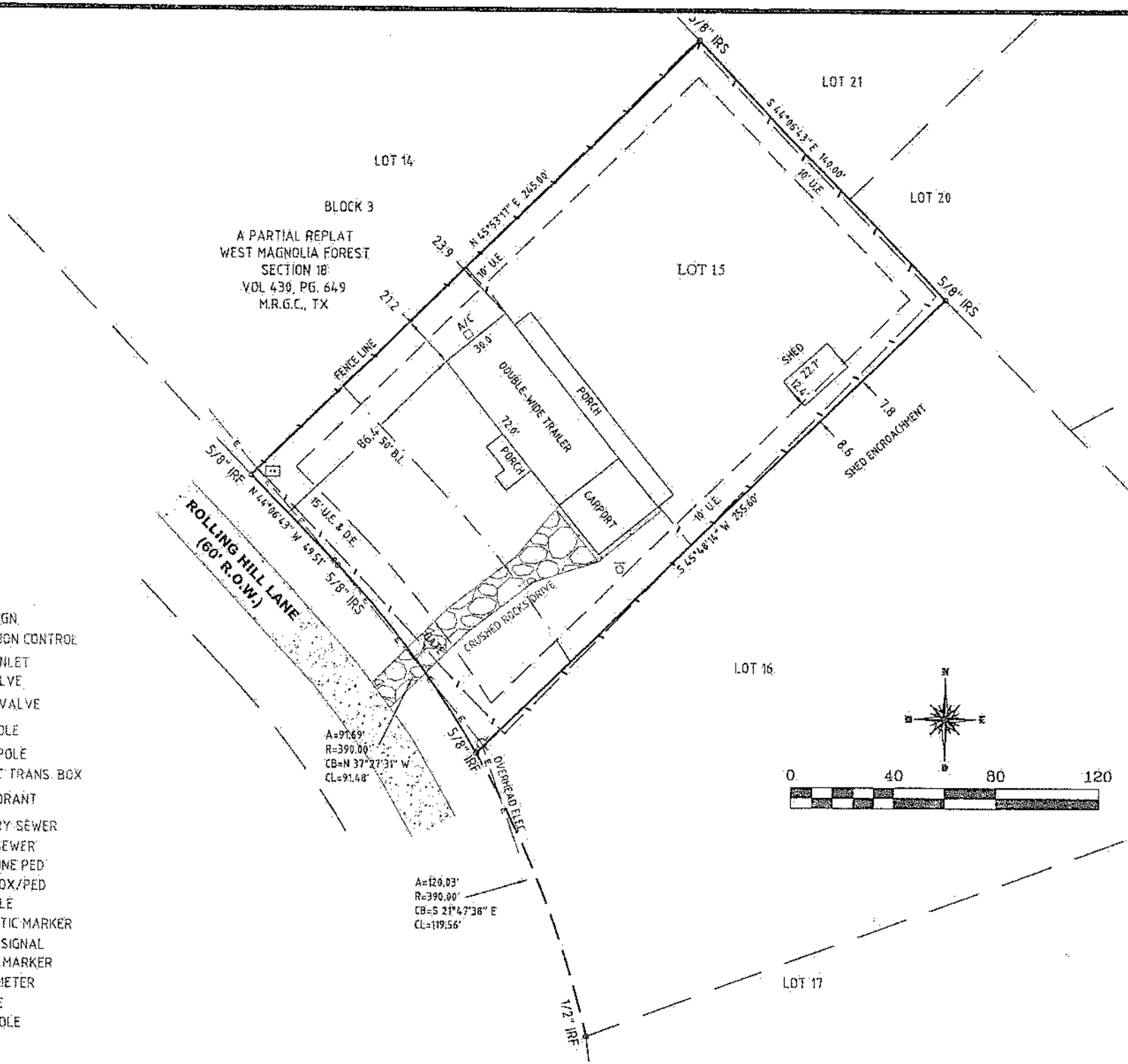
THE MAP RECORDS GRIMES COUNTY, TEXAS:

REF.: ESPINOZA G. F. ATCH20098396 DATE: JULY 30, 2020

TO NARCISO ESPINOZA, NORMA ESPINOZA, LOANDEPOT.COM, LLC, & ALAMO TITLE INSURANCE

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.

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5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED Volume 349, Page 58, Volume 445, Page 95; Volume 445, Page 504, Volume 430, Page 649 (lot/plat), Volume 453, page 887, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS.

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