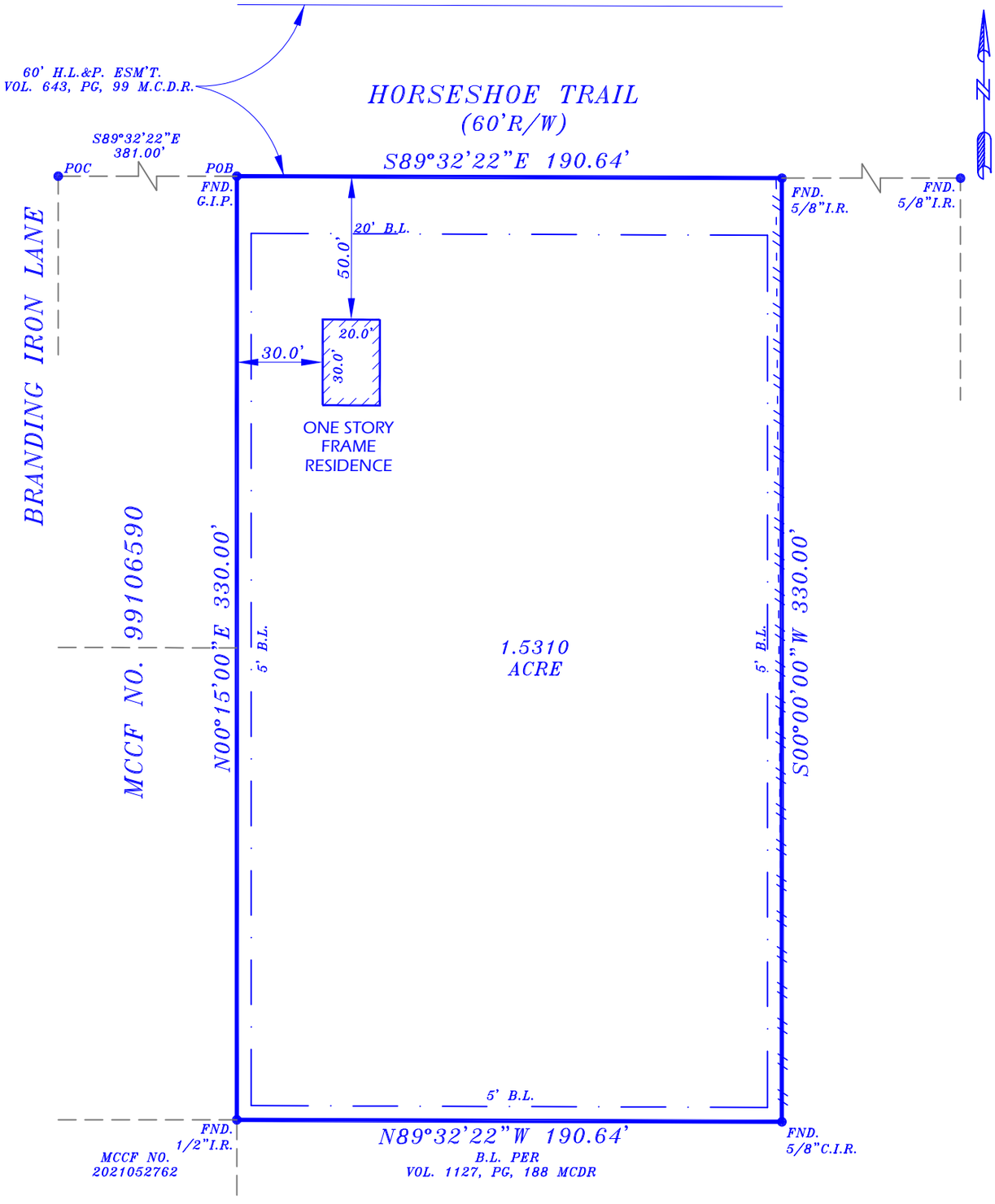
NOTES:
1. BEARINGS ARE BASED ON RECORDED PLAT.
2. ANY AND ALL DEED RESTRICTIONS AND/OR COVENANTS OF RECORDS. (SEE TITLE COMMITMENT, SCHEDULE B) TEXAS STAR SURVEYING ASSUMES NO RESPONSABILITY FOR THE REVIEW OR INTERPRETATION OF ANY EXISTING RESRICTIONS AND/OR COVENANTS.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
4. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
5. "CM" – CONTROLLING MONUMENT.



PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS OF RECORD – SEE SCHEDULE B OF TITLE COMMITMENT.

BORROWER:

ADDRESS: 18607 HORSESHOE TRAIL – MAGNOLIA, TEXAS 77355

LEGAL DESCRIPTION: ALL THAT CERTAIN 1.5318 ACRE TRACT OR PARCEL OF LAND KNOWN AS LOT 8 BLOCK 4 COUNTRY PLACE ACRES, SECTION 3, LEANDER WESTCOTT SURVEY, A –618, MONTGOMERY COUNTY, TEXAS. SAID LOT 8 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

This _____ lie in the 100 year flood plain and is in _____ as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. _____ dated _____
No responsibility assumed for Flood Plain Determination or Floodway.

LENDER:

TITLE COMPANY: LEGACY PREMIER TITLE

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in C.F. No. 2026–523–LPT, This survey is certified for this transaction only.

STATE OF TEXAS
REGISTERED
DAVID HOSKINS
4789
PROFESSIONAL
LAND SURVEYOR

C.F. NO. 2026–523–LPT

SCALE: 1"=50'

DATE: 09–16–2026

JOB NO.

DRAFTED BY: CDS

TEXAS STAR SURVEYING
P.O. BOX 890433, HOUSTON, TEXAS 77289
PHONE (281) 331–8414 FAX (281) 486–0642
STATE OF TEXAS REG. FIRM NO. 10137800