GF NO. 2401075 OLD REPUBLIC TITLE
ADDRESS: 11406 LILYPAD COURT
MONTGOMERY, TEXAS 77356
BORROWER: BRIAN M. HARGRAVE AND
BOBBIE HARGRAVE

LOT 15, BLOCK 3
GRAND HARBOR, SECTION 15

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET Z, SHEET 959 OF THE MAP AND/OR PLAT RECORDS, MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 50'



NOTE: ACCESS, INGRESS AND EGRESS PROVIDE BY PRIVATE STREETS, PRIVATELY OWNED AND MAINTAINED AS SHOWN BY THE RECORDED PLAT AND BY INSTRUMENT RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2007-130296.

NOTE: TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN EASEMENT IN FAVOR OF SAN JACINTO RIVER AUTHORITY RECORDED IN VOLUME 711, PAGE 126 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

NOTE: THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), TOGETHER WITH THE TERMS AND CONDITIONS RELATIVE TO THE MAINTENANCE OF SAME, AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC FILED JUNE 15, 2017, RECORDED IN/UNDER CLERK'S FILE NO. 2017051824 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

NOTE: UTILITY EASEMENT EXECUTED BY GRAND HARBOR PROPERTY OWNER ASSOCIATION, TO TACHUS INFRASTRUCTURE, LLC, FILED NOVEMBER 15, 2019, RECORDED IN/UNDER CLERK'S FILE NO. 2019106664, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0200 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: CABINET Z, SHEET 959, M.C.P.R.

DRAWN BY: DC/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. 24-05933
JULY 12, 2024
REVISED: JULY 16, 2024

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

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

APRIL BOND
936-582-5130

PRECISION surveyors
1-800-LANDSURVEY
www.precisionsurveyors.com
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950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700