SURVEY OF
LOT 2, BLOCK 3
REPUBLIC GRAND RANCH SECTION 3

LOCATED IN THE J.M. De La GARZA SURVEY, ABSTRACT NO. A-15

BASED ON THE PLAT THEREOF RECORDED IN

VOLUME/CABINET Z PAGE / SHEET 7393 OF

THE MAP RECORDS MONTGOMERY COUNTY, TEXAS

REF : _____ G. F. _____ DATE : SEPT. 17, 2024

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 PREFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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.

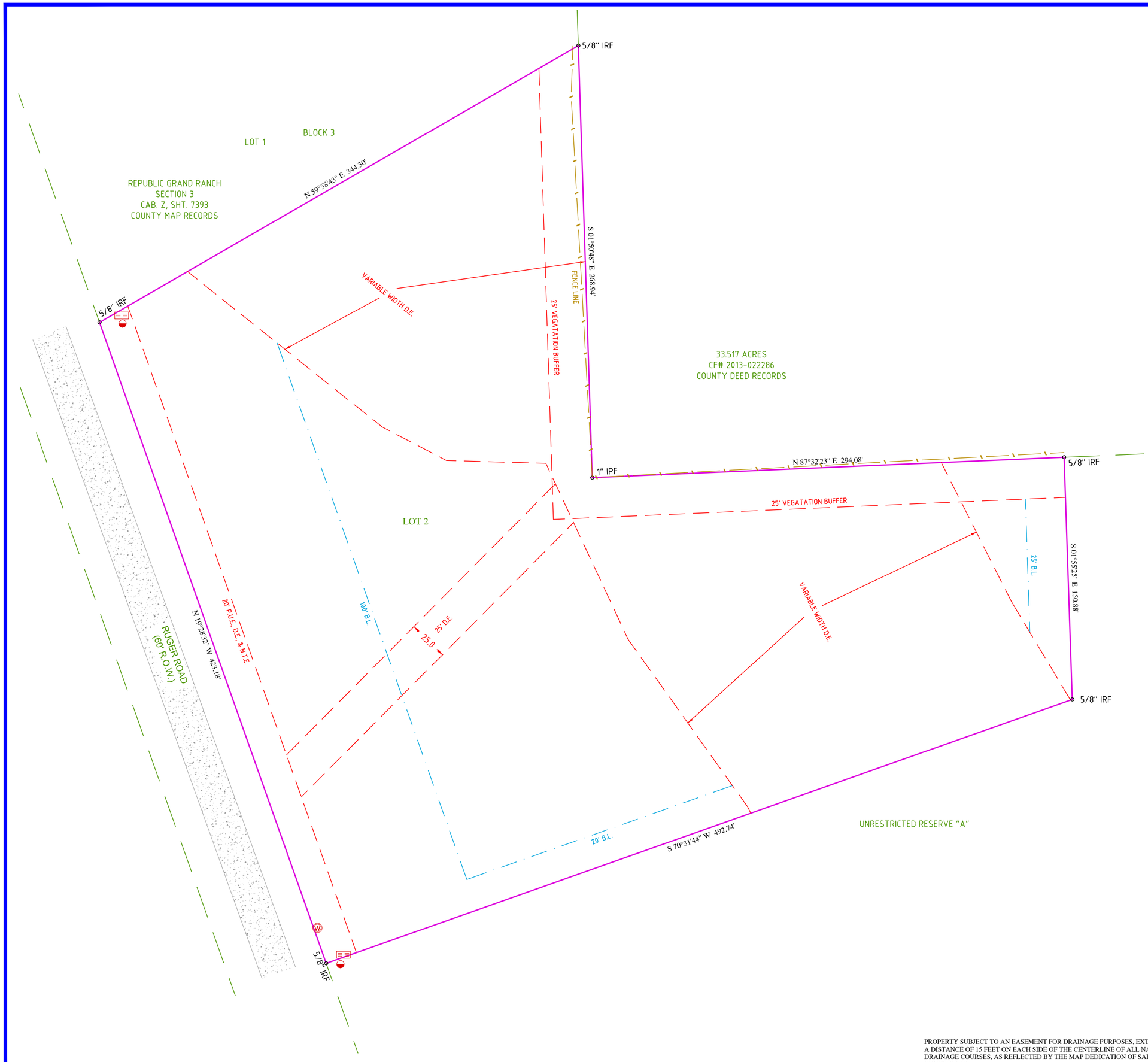
5) PROPERTY SUBJECT TO THE TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN CABINET Z, SHEET 7393

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 WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE

9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN



- 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

N W E S

0 40 80 120

LINE & SYMBOL LEGEND
1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) BL= BUILDING LINE
4) UE= UTILITY EASEMENT
5) DE= DRAINAGE EASEMENT
6) AE= ACCESS EASEMENT
7) CM= CONTROL MONUMENT

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
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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