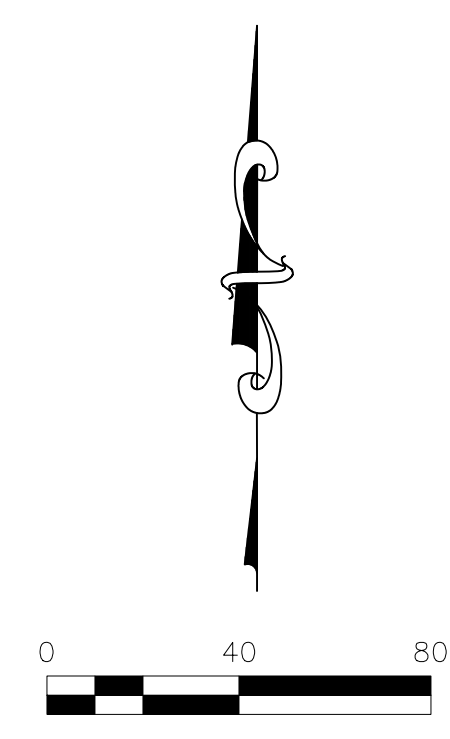
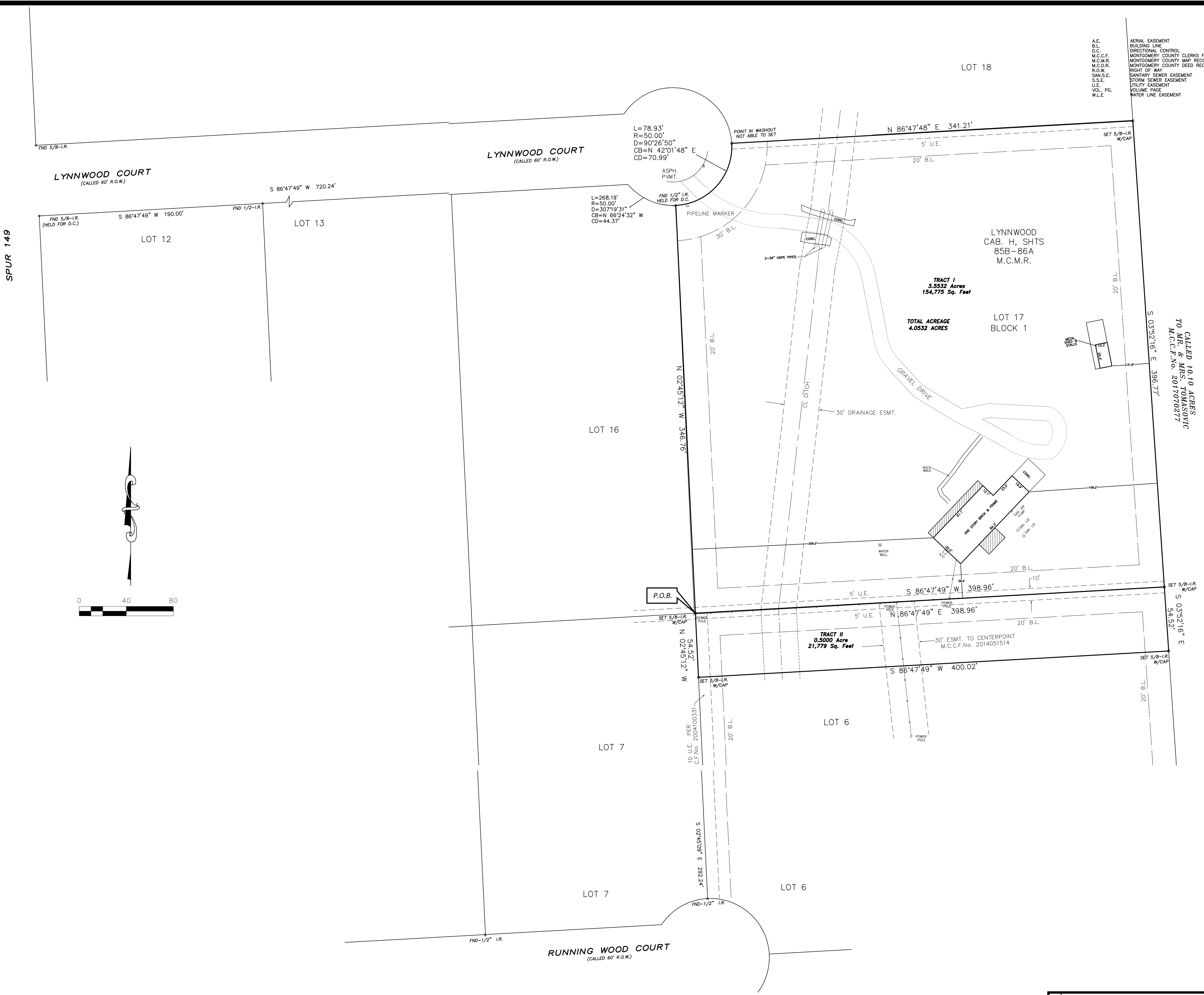


A.E.
B.L.
D.C.
M.C.C.F.
M.C.M.R.
M.C.R.R.
R.O.W.
S.A.S.E.
S.S.E.
U.E.
VOL. PG.
W.L.E.

AERIAL EASEMENT
BUILDING LINE
DIRECTIONAL CONTROL
MONTGOMERY COUNTY CLERKS FILE
MONTGOMERY COUNTY MAP RECORDS
MONTGOMERY COUNTY DEED RECORDS
RIGHT OF WAY
SANITARY SEWER EASEMENT
STORM SEWER EASEMENT
UTILITY EASEMENT
VOLUME PAGE
WATER LINE EASEMENT



FLOOD PLAIN NOTE:
BASED ON THE FLOOD INSURANCE RATE MAP No. 48339C0485G, REVISED DATE AUGUST 18, 2014, INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED)--AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

- NOTES:**
1. THIS SURVEY WAS PERFORMED IN CONNECTION WITH A COMMITMENT FOR TITLE INSURANCE PREPARED BY WESTCOAST LAND TITLE INSURANCE COMPANY, FILE NO. 201011-MDC, WITH AN EFFECTIVE DATE OF JAN. 07, 2020, AND AN ISSUED DATE NOT PROVIDED. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR. SURVEY IS VALID FOR THIS TRANSACTION ONLY. WESTCOAST LAND TITLE INSURANCE COMPANY IS RECOGNIZED BY THE STATE BOARD OF LAND SURVEYING AS A QUALIFIED COMPANY FOR TITLE RESEARCH. (TAC 663.16 BOUNDARY CONSTRUCTION)
 2. BEARINGS BASIS PER TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203.
 3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
 4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND OWNERSHIP TITLE EVIDENCE.
 7. AERIAL EASEMENT TO H.L. & P. 10' WIDE ADDING TO EXISTING UTILITY EASEMENTS SHOWN PER PLAT AS RECORDED UNDER M.C.C.F. No. 9532959.
 8. 20' BUILDING LINES FROM EXISTING LOT LINES PER M.C.C.F. No. 9703015.
 9. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 10. SPECIAL NOTE AS TO FLOOD PLANE, IN THE CURRENT PANEL NO PORTION OF THIS TRACT IS SHOWN IN A FLOOD HAZARD AREA, BUT AT THE TIME OF PLATTING OF THE SUBDIVISION A PORTION AROUND THE DITCH SHOWED TO BE IN THE 100 YEAR FLOOD ZONE.

CALLLED 10.10 ACRES
TO MR. & MRS. TOMASOITIC
M.C.C.F. No. 2017070277

SURVEYOR'S CERTIFICATE
I hereby certify that this survey was made on the ground and completed on JAN. 20, 2020, that this drawing accurately represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Mark L. Sherley
Mark L. Sherley
Registered Professional Land Surveyor No. 5326



LAND TITLE SURVEY
4.0535 ACRES
LOCATED IN THE CYRUS WICKSON SURVEY,
ABSTRACT NO. 600
MONTGOMERY COUNTY, TEXAS

FOUR POINTS SURVEYING
SURVEYING FIRM #10194048
83 E. GREYWING CIR., THE WOODLANDS, TEXAS 77382
(281) 961-0714 • fpsurveying@gmail.com

4		
3		
2		
1		
No.	Revisions	Date

Dwg. Date: 01/20/2020 Scale: 1"=40' File:LYNWOOD COURT.Dwg
Drawn By: WB Calc. By: WB Chk. By: MS
Requested by: Key Map: Job No.: LYNWOOD