

C.B.G. Surveying, Inc.



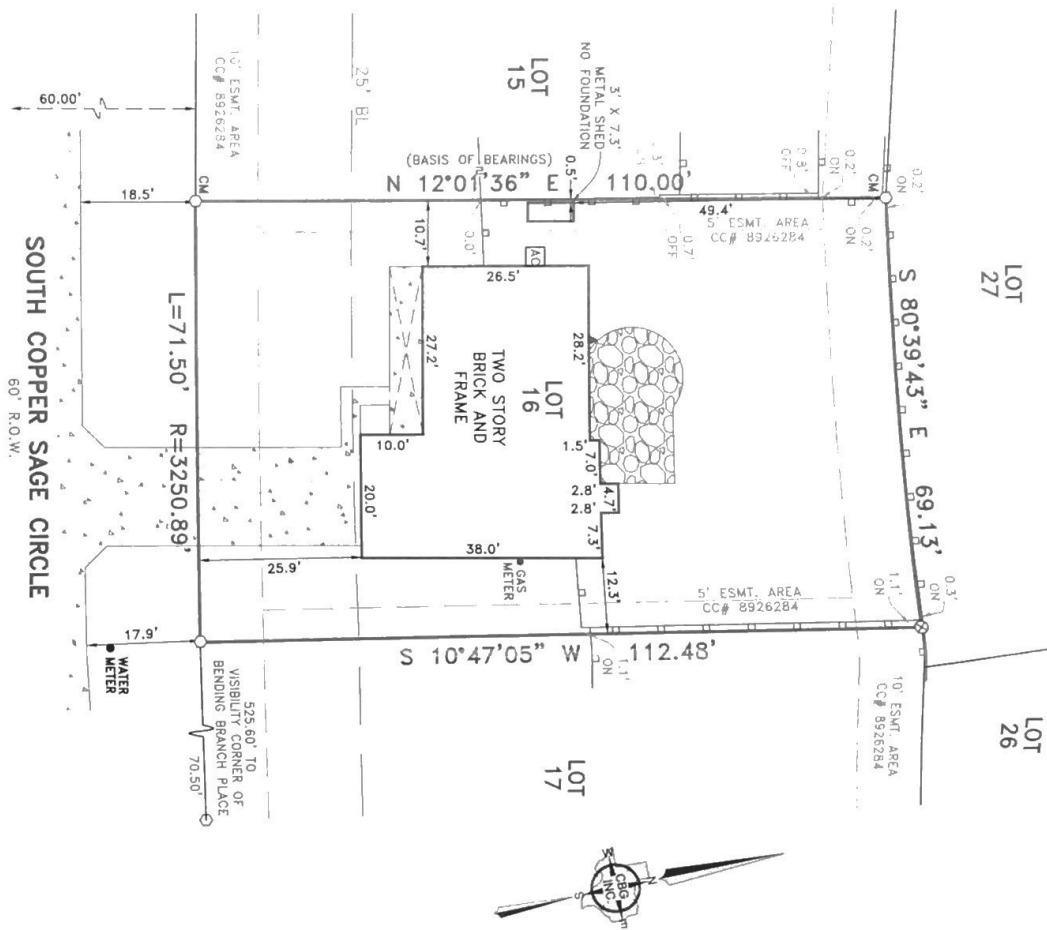
PROVIDENCE TITLE

LEGEND

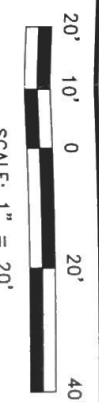
- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ⊗ 5/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ◆ ROD NAIL FOUND
- T TRANSFORMER
- ▲ POOL
- COLUMNS
- ▲ UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC SERVICE
- OH- OVERHEAD ELECTRIC POWER
- OES- OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- FENCE POST
- CM CORNER CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- ▲ OVERHEAD ELECTRIC
- △ IRON FENCE
- PL- BARBED WIRE
- X- IRON FENCE
- BARRIED WIRE
- ▲ EDGE OF ASPHALT SERVICE
- ▲ EDGE OF GRAVEL
- CONCRET
- COVERED AREA

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CAB. F. SHEET 518, CC# 8926284, 8926287, 9020015, 2000-000528, 2000-065606, 2002-004257, 2004-103117, 2006-010841, 2009-116493, 2010085649, 2009116487, 2009116491, 2009116493



NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48339C0520 G, this property does lie in Zone X and does not lie within the 100 year flood zone.



Date: _____
Accepted by: _____
Purchaser _____
Purchaser _____

74 South Copper Sage Circle

Being Lot Sixteen (16), Block Four (4), of The Woodlands Village of Cochrans Crossing, Section Twelve (12), a subdivision in Montgomery County, Texas, according to the map or plat hereof recorded in Cabinet F, Sheet 518, of the Map Records of Montgomery County, Texas.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by (Providence Title Company) in connection with the transaction described in GF# 122001169. The undersigned Registered Professional Land Surveyor (Thomas W. Maguk) hereby certifies to (John C. Pickett and Audrey Ordo, and Providence Title Company) that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (74 South Copper Sage Circle) described in Cabinet F, Sheet 518), and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded assessments listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map Community Panel No. 48339C0520 G) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that (John C. Pickett and Audrey Ordo, and Providence Title Company) are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 3rd day of November, 2015

Thomas W. Maguk
Thomas W. Maguk
Registered Professional Land Surveyor No. 5119

Drawn By: OR
Scale: 1" = 20'
Date: 11/03/15
GF NO.: 122001169
Job No. 1517406

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbdtw.com