

RESERVE "C"

FENCE CORNER FOR REFERENCE

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S 08°18'54" E 76.81'

WOOD SHED 10.0' x 8.3'

\*10' U.E.

LOT 71

5'x20' A.E.

WOOD DECK

WOOD DECK

ONE STORY BRICK & FRAME

S 82°15'33" W 98.33'

LOT 72

LOT 70

3

N 71°11'19" E 105.00'

\*5' U.E.

5'x20' A.E.

5'x20' A.E.

\*5' U.E.

20' B.L.

5'x20' A.E.

\*10' U.E.

L=60.00'

LOT 70 LOT 69

L=75.27'

FND. 5/8 I.R. W/ CAP REF. ROD

FND. 5/8 I.R. W/ CAP

R=295.00' L=57.00'

24" PINE TREE

### EARLY DAWN COURT (50' R.O.W.)

- NOTES:
- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY DECLARATION TITLE COMPANY UNDER G.F. NO. 15-2011-JF.
  - EASEMENT AND BUILDING LINES PER RECORDED PLAT.
  - \*10' WIDE U.E. ALONG THE FRONT AND REAR PROPERTY LINES AND 5' WIDE ALONG THE SIDE PROPERTY LINES PER VOLUME 841, PAGE 297 AND VOLUME 991, PAGE 717, D.R.M.C.T.
  - 5' WIDE EASEMENT ALONG AND CENTERED ON THE UNDERGROUND ELECTRIC POWER SERVICE CONDUCTORS PER VOLUME 841, PAGE 297 AND VOLUME 991, PAGE 717, D.R.M.C.T.
  - FENCES AS SHOWN.
  - PORTION OF WOOD SHED IS INTO THE 10' U.E. AND 5' U.E.

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2015, Advance Surveying, Inc. (Email: advance\_survey@yahoo.com)

SCALE: 1" = 20'

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X", MAP # 48201C, PANEL 0645L, DATED 06-18-07. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: CREDICASA CAPITAL, LLC		JOB NO.: 085660-15-01
ADDRESS: 8 EARLY DAWN COURT, SPRING, TEXAS 77381		G.F. NO.: 15-2011-JF
LENDER: -	TITLE CO.: DECLARATION TITLE COMPANY	KEY MAP: 251J
FIELD WORK: 08-14-15/VR	DRAFTING: 08-14-15/DB	FINAL CHECK: 08-14-15/AT
REV. DATE:		



PHONE: 281 530-2939  
FAX: 281 530-5464

LOT 71, BLOCK 3,  
THE WOODLANDS, VILLAGE OF PANTHER CREEK,  
SECTION 2  
CABINET B, SHEET 101, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 14th DAY OF AUGUST, 2015. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

*Henry M. Santos*

HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450

