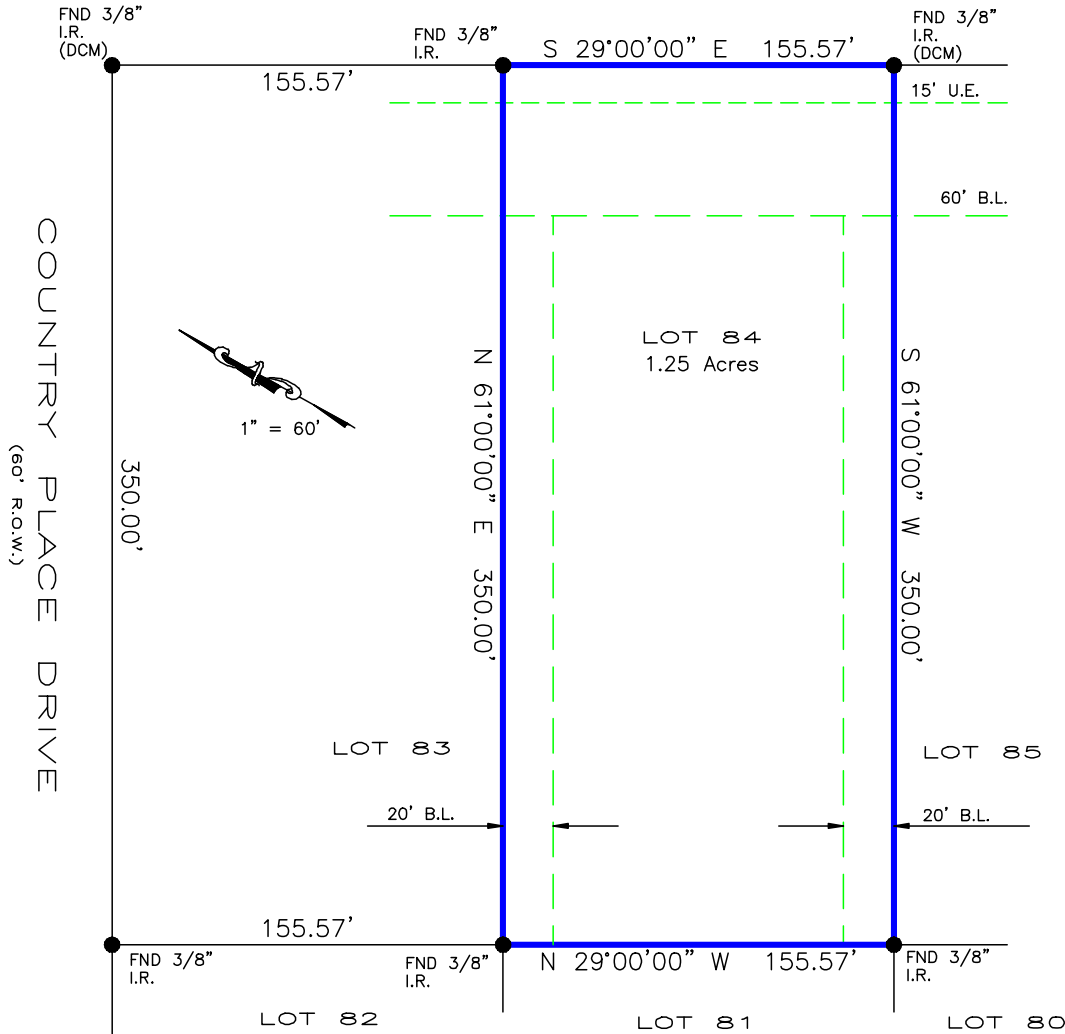


# PINE SHADOW CIRCLE



(60' R.O.W.)



BEARINGS BASED ON SUBDIVISION PLAT  
 DCM = DIRECTIONAL CONTROL MONUMENT  
 B.L. = BUILDING LINE  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 STM.S.E. = STORM SEWER EASEMENT

Fence locative ties are approximate and may not be used for boundary determination. Bearings based on identified monuments along the right-of-way line of Pine Shadows Circle. Building lines per restrictions. (Vol. 1170, Page 803) 3' Down Guy Easement and 30' Drainage Easement per plat do not appear to affect subject property.

- OVERHEAD ELECTRIC
- EASEMENT
- BUILDING LINE
- FENCE
- GAS METER
- COVER
- CONCRETE

<b>REALTOR:</b>  	 <b>CHICAGO TITLE</b> Debbie Powers GF No. CTT20729451	<b>LENDER:</b> N/A	<b>SURVEYOR INFORMATION:</b> LAPLANT SURVEYORS, INC. 17160 BUTTE CREEK 136 Houston, Texas 77060 281-440-8880 orders@houstonlandsurveying.com
<b>JOB NUMBER: 200852</b> <b>CERTIFIED TO:</b> Jeremy Howard Britzany Howard  <b>NOTES</b>  	<b>LEGAL DESCRIPTION:</b> Lot 84 of Country Village, Section 1 Cabinet C, Sheet 64 Map Records of Montgomery County 0 Pine Shadows Circle Conroe, Texas 77302  <b>FLOOD ZONE</b> SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE 'X', AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 48390C-05765, LAST REVISION DATE 8-16-14. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.	<b>CERTIFICATION</b> The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon. <div style="text-align: right;">  </div>	
THIS SURVEY IS BASED ON TITLE COMMITMENT AS PROVIDED BY TITLE COMPANY, AND IS CERTIFIED FOR THE ABOVE DEBORDED TRANSACTION ONLY AND NOT VALID FOR ANY OTHER TRANSACTIONS NOT DATED HEREON. SURVEYOR SHALL HAVE NO LIABILITY FOR ANY SUCH USE.		<b>SURVEYOR'S NAME</b> NOT VALID WITHOUT AN AUTHENTICATED SIGNATURE AND AUTHENTICATED SEAL DATED: 8-18-2020 FIRM No. 10146800	