



SCALE: 1" = 50'

LEGEND

	OVERHEAD ELECTRIC		COVER
	EASEMENT		CONCRETE
	BUILDING LINE		
	FENCE		
	GAS METER		
	POWER POLE		

- NOTES:
- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM STEWART TITLE COMPANY, GF. NO. 21339036282, EFFECTIVE DATE OF JANUARY 12, 2021, ISSUED FEBRUARY 26, 2021, ARE SHOWN HEREON.
  - DEED RESEARCH PERFORMED BY TITLE COMPANY.
  - THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48339C-0485G, DATED AUGUST 18, 2014. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
  - ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE
  - MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
  - THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
  - ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
  - THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
  - FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.
  - BUILDING LINES BY RESTRICTIONS PER VOLUME 986, PAGE 72, D.R.M.C.
  - 60-FOOT UTILITY EASEMENTS PER VOLUME 995, PAGE 355, D.R.M.C.

TO STEWART TITLE COMPANY:

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.

*Robert A. LaPlant, Jr.*

ROBERT A. LaPLANT, Jr. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234  
 NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.  
 THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF MARCH 20, 2021

**LAPLANT SURVEYORS, INC.**  
 17150 Butte Creek Road, #135 TEL: 281-440-8890  
 Houston, Texas 77090 orders@houstonlandsurveying.com

	BOUNDARY SURVEY LOT 12, BLOCK 2 OF OAKWOOD ACRES CABINET B, SHEET 57A M.R MONTGOMERY COUNTY, TEXAS 2.0 ACRES				
	0 ROSEBUD STREET, MAGNOLIA TEXAS 77354				
	SCALE : 1"=50'	DRAWN BY: RAL	FB NO:	APPROVED:	PROJECT NO.: 210313
PURCHASER <b>MARK KAISER</b>					

FIRM No. 10145800