

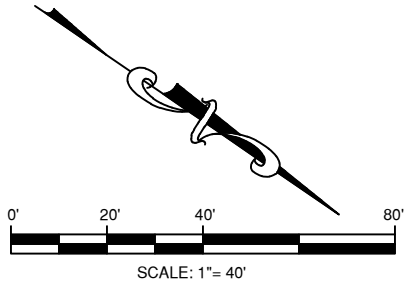
# DEWY MEADOW RUN COURT

(60' R.O.W.)

**LEGEND:**

—x—x—	BARBWIRE FENCE		ASPHALT
—o—o—	CHAINLINK FENCE		CONCRETE
—□—□—	WROUGHT IRON FENCE		GRAVEL
—//—//—	WOOD FENCE		TILE
—v—v—	VINYL FENCE		WOOD
—E—E—	ELECTRIC LINE		BRICK
GM	GAS METER		STONE
EM	ELECTRIC METER		(WOOD) RAILROAD TIE
IPF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

**NOTES:**  
 BEARINGS ARE BASED ON THE RECORDED PLAT.  
 THE PROPERTY IS AFFECTED BY THE FOLLOWING:  
 (10f)-BLANKET EASEMENT, C.F. NO. 2009-034444, R.P.R.M.C.T.  
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



**LEGAL DESCRIPTION:**  
 BEING LOT 22, BLOCK 2, BENDERS LANDING ESTATES, SEC. 3, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 1134, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

GF. NO.	20-507608-GV
BORROWER	JAMES ANDREW MARR
TITLE CO.	CAPITAL TITLE
TECH	AV
FIELD	JC

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

**FLOOD INFORMATION:**  
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48339C0725 G, DATED AUGUST 18, 2014.

DATE: 08/12/2020      JOB NO.: 20-05762  
 FIELD: 08/11/2020

**27815 DEWY MEADOW RUN COURT, SPRING, TX 77386**  
**LOT 22, BLOCK 2, BENDERS LANDING ESTATES, SEC. 3**



**Tisa Austin**  
Escrow Officer

**Capital Title**  
A Shaddock Company

**Grapevine Office**  
 4101 William D. Tate, Suite 210 | Grapevine, TX 76051  
 Office: (817) 329-7300 | Fax: (817) 329-7301  
 TAustin@ctol.com

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Premier*  
 Surveying LLC

5700 W. Plano Pkwy., Suite 1200  
 Plano, Texas 75093  
 Office: 972-612-3601  
 Fax: 972-964-7021  
 Firm Registration No. 10146200