

3211 BROOKTREE LANE

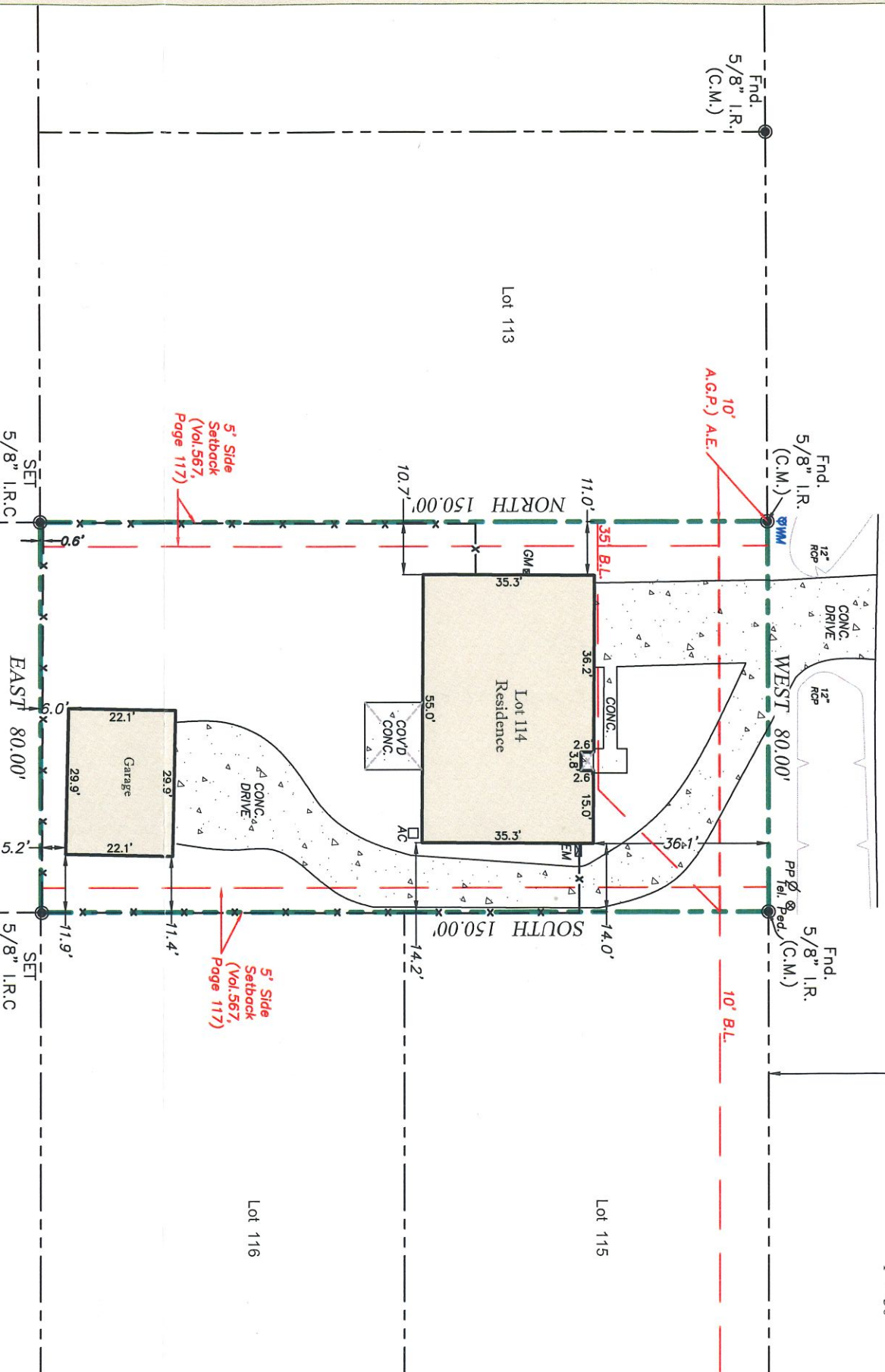
Fnd.
5/8" I.R.
(C.M.)

Fnd.
1/2" I.R.



SCALE
1" = 30'

BROOKTREE LANE
(60' ROW)



- Notes:
- Buyer: ROGER J. MOTTIN AND JENNA WONISH-MOTTIN
 - Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF no. 20001452 of Texas American Title Company, effective date of October 21, 2020 issued date of March 5, 2020, and is subject to the limitations of that commitment.
 - Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Regulations of Montgomery County, Texas for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
 - Subject to Restrictions Recorded in Volume 6, Page 35 of the Map Records of Montgomery County, Texas, as set forth in instruments recorded in Volume 567, Page 117, Volume 652, Page 340, Volume 688, Page 889, Volume 697, Page 73, and Volume 808, Page 851, of the Deed Records of Montgomery County, Texas, and as set forth in instruments executed by Timber Lakes Timber Ridge Association, filed for record under Montgomery County Clerk's File No(s). 2011113284.
 - Agreement for Broadband Cable Communications per C.F. No. 8147293.

PROPERTY DESCRIPTION:
 LOT 114, OF TIMBER LAKES ADDITION, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 35 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.	Date :	03/11/20	LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe O.H.E. = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. (fence/post) — x — centerline Ⓞ (overhead electric) — — — — —
X	ASC No.	2003.1401	
X	Buyer:	SEE NOTES	
X	Client	OLD REPUBLIC-KINGWOOD	
Date:	G.F. No.	20001452	FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MONTGOMERY COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 48339C0540H, DATED AUGUST 18, 2014.
	Draftsman/Field Crew	S.R. / J.S.	
SURVEYORS CERTIFICATION: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, encroachments, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.			03/11/20

OLD REPUBLIC-KINGWOOD
 4505 KINGWOOD DRIVE, SUITE 200
 KINGWOOD, TEXAS 77345



3211 BROOKTREE LANE
 SPRING, TEXAS 77380

ARTHUR
 LAND SURVEYING

11111 Richmond Ave, Suite 150 | Houston, TX 77082
 281-937-2731 Branch no. 10194357
 arthursurveying.com



Michael D. Morton