

**PROPERTY ADDRESS:**  
1535 CAFE DUMONDE, CONROE, TEXAS 77304

**SURVEY NUMBER:** 2107.4710

**DATE OF SURVEY:** 07/21/21

**FIELD WORK DATE:** 7/20/2021

**REVISION DATE(S):**  
(REV.1 7/22/2021)

**POINTS OF INTEREST:**  
**NONE VISIBLE**



*Paul A. Jurica Jr.*

**SURVEYORS CERTIFICATE**

The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

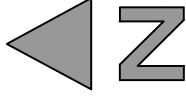


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GRAPHIC SCALE (In Feet)  
1 inch = 20 ft.

LOT 14

LOT 13 BLK 3  
2 STY.  
BRICK HOUSE  
#1535

LOT 15

LOT 12

CAFE DUMONDE  
(60' R/W PER PLAT)

Fnd. 5/8" I.R.  
N 17°53'50" W 50.01' (P)

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

(basis of bearings)  
N 72°06'10" E 150.00' (P)

25' B.S.L.

S 17°53'50" E 75.00' (P)

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

0.2' UCM  
16' U.E. & B.S.L.

N 17°53'50" W 75.00' (P)

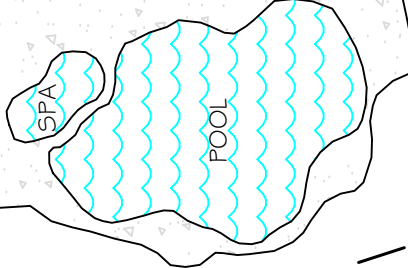
MH  
SET 5/8" I.R.C.  
EXACTA

S 72°06'10" W 150.00' (P)

Fnd. 5/8" I.R.C.  
POWERS

CONC. DW

12.9'  
9.2'  
7.1'  
7.1'  
4.7'  
11.6'  
8.0'  
19.3'  
27.6'  
4.9'  
20.2'49.1'11.1'11.3'47.8'POOL SHED  
A/C  
A/C



**PROPERTY ADDRESS:**

1535 CAFE DUMONDE, CONROE, TEXAS 77304

**SURVEY NUMBER:** 2107.4710**CERTIFIED TO:**

HOMELIGHT REAL ESTATE II, LLC;

**DATE OF SURVEY:** 07/21/21**BUYER:** HomeLight Real Estate II, LLC**LENDER:****TITLE COMPANY:****TITLE COMMITMENT:** CLIENT FILE NO: ELS-2021-1510**LEGAL DESCRIPTION:**

LOT THIRTEEN (13), IN BLOCK THREE (3), OF WEST FORK, SECTION ONE (1), A SUBDIVISION OF 33,000 ACRES LOCATED IN THE WILLIAM S. ALLEN SURVEY, ABSTRACT NO. 2, OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET S, SHEET 84 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**FLOOD ZONE INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480484 0360G, DATED: 08/18/2014.

**JOB SPECIFIC SURVEYOR NOTES:**

This survey was completed without the benefit of a title commitment.

**GENERAL SURVEYOR NOTES:**

1. Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted hereon are based on the record map or plat.
4. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
5. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
6. Alterations to this survey map and report by other than the signing surveyor are prohibited.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with Cap stamped LB# 10063800 or LB# 10194357, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes 663.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

**SURVEYOR'S LEGEND:**

LINETYPES	ABBREVIATIONS
	(C) - Calculated
	(D) - Deed
	(F) - Field
	(M) - Measured
	(P) - Plat
	(S) - Survey
	A/C - Air Conditioning
	AE - Access Easement
	ANE - Anchor Easement
	ASBL - Accessory Setback Line
	B/W - Bay/Box Window
	BC - Block Corner
	BFP - Backflow Preventer
	BLDG - Building
	BLK - Block
	BM - Benchmark
	BR - Bearing Reference
	BRL - Building Restriction Line
	BSMT - Basement
	C - Curve
	C/L - Center Line
	C/P - Covered Porch
	C/S - Concrete Slab
	CATV - Cable TV Riser
	CB - Concrete Block
	CH - Chord Bearing
	CHIM - Chimney
	CLF - Chain Link Fence
	CME - Canal Maintenance Easement
	CO - Clean Out
	CONC - Concrete
	COR - Corner
	CS/W - Concrete Sidewalk
	CUE - Control Utility Easement
	CVG - Concrete Valley Gutter
	D/W - Driveway
	DE - Drainage Easement
	DF - Drain Field
	DH - Drill Hole
	DUE - Drainage & Utility Easement
	ELEV - Elevation
	EM - Electric Meter
	ENCL - Enclosure
	ENT - Entrance
	EOP - Edge of Pavement
	EOW - Edge of Water
	ESMT - Easement
	EUB - Electric Utility Box
	F/DH - Found Drill Hole
	FCM - Found Concrete Monument
	FF - Finished Floor
	FIP - Found Iron Pipe

FIPC - Found Iron Pipe & Cap Mapper	PSM - Professional Surveyor & Mapper
FIR - Found Iron Rod	PT - Point of Tangency
FIRC - Found Iron Rod & Cap	PUE - Public Utility Easement
FN - Found Nail	R - Radius or Radial
FN&D - Found Nail & Disc	R/W - Right of Way
FRRSPK - Found Rail Road Spike	RES - Residential
GAR - Garage	RGE - Range
GM - Gas Meter	ROE - Roof Overhang Easement
ID - Identification	RP - Radius Point
IE/EE - Ingress/Egress Easement	S/W - Sidewalk
ILL - Illegible	SBL - Setback Line
INST - Instrument	SCL - Survey Closure Line
INT - Intersection	SCR - Screen
IRRE - Irrigation Easement	SEC - Section
L - Length	SEP - Septic Tank
LAE - Limited Access Easement	SEW - Sewer
LB# - License No. (Business)	SIRC - Set Iron Rod & Cap
LBE - Limited Buffer Easement	SMWE - Storm Water Management Easement
LE - Landscape Easement	SN&D - Set Nail and Disc Maintenance Easement
LME - Lake/Landscape Maintenance Easement	SQFT - Square Feet
LS# - License No. (Surveyor)	STL - Survey Tie Line
MB - Map Book	STY - Story
ME - Maintenance Easement	SV - Sewer Valve
MES - Mitered End Section	SWE - Sidewalk Easement
MF - Metal Fence	TBM - Temporary Bench Mark
MH - Manhole	TEL - Telephone Facilities
NR - Non-Radial	TOB - Top of Bank
NFS - Not to Scale	TUE - Technological Utility Easement
NAVD88 - North American Vertical Datum 1988	TWP - Township
NGVD29 - National Geodetic Vertical Datum 1929	TX - Transformer
OG - On Ground	TYP - Typical
ORB - Official Records Book	UE - Utility Easement
ORV - Official Record Volume	UG - Underground
O/A - Overall	UP - Utility Pole
O/S - Offset	UR - Utility Riser
OFF - Outside Subject Property	VF - Vinyl Fence
OH - Overhang	W/C - Witness Corner
OHL - Overhead Utility Lines	W/F - Water Filter
ON - Inside Subject Property	WF - Wood Fence
P/E - Pool Equipment	WM - Water Meter/Valve Box
PB - Plat Book	WV - Water valve
PC - Point of Curvature	
PCC - Point of Compound Curvature	
PCP - Permanent Control Point	
PI - Point of Intersection	
PLS - Professional Land Surveyor	
PLT - Planter	
POB - Point of Beginning	
POC - Point of Commencement	
PRC - Point of Reverse Curvature Monument	
PRM - Permanent Reference Monument	



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