



10453 Royal Forest Drive

Lot 125-A, Block 6, SECTION 1, ROYAL FOREST, a Subdivision in Montgomery County, Texas, as shown by the Plat of said subdivision, formerly recorded in Volume 9, Page 76 of the Map Records of Montgomery County, Texas, but now of record in Plat Cabinet A, as Sheet 38B, of said Map Records.

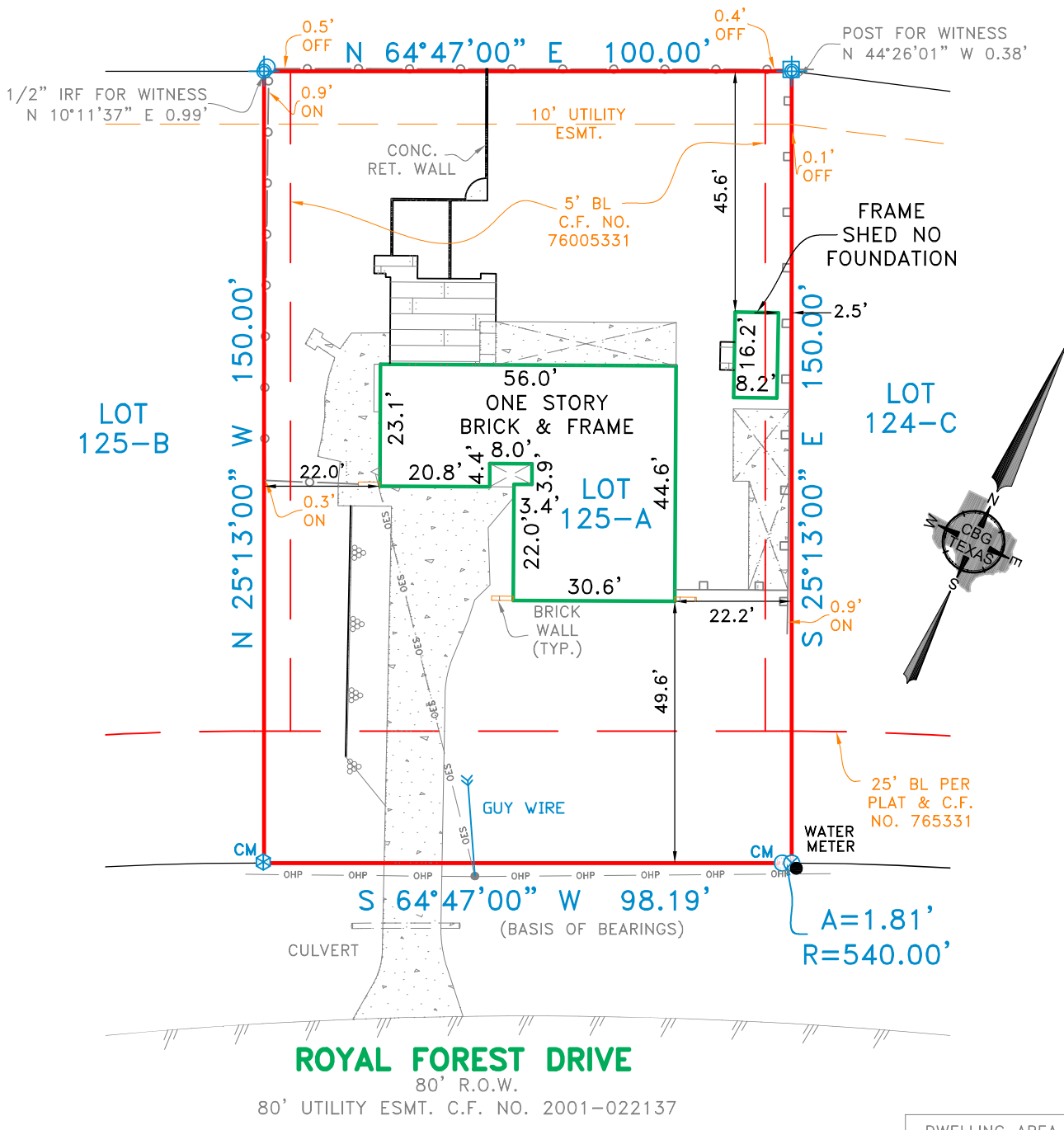
UNIVERSITY TITLE COMPANY



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- //— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE

WILMA J. MOTT
C.F. NO. 2005-032413



DWELLING AREA
±1,918 SQ. FT.

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 603, PG. 476; C.F. NO(S). 71-274310, 76005331, 77009187, 77009191, 8727023, 8727024, 8727025, 8727026, 8727027, 8735408, 9109850, 9109851, 2006-081412, 2006-081413, 2007-005182, 2007-113142, 2007-138357, 2008-087646, 2009-025226, 2009-028756, 2009-115586, 2009-115587, 2010079004, 2010079005, 2010093386, 2010093387, 2011109987, 2011109988, 20111009989, 20111009990, 2011109991, 2011109992, 2011109993, 2011109994, 2011109995, 2011109996, 2011109997, 2011109998, 2012014627, 2012095211, 2012095212, 2012124843, 2013123037, 2013123038, 2015009774, 2015015683, 2015016801, 2015019960, 2016066669, 2016068726, 2017008732, 2017011355, 2018011090, 2018016731, 2019073502, 2019081770, 2019097973, 2019097974, 2019103813, 2020025279, 2020033367, 2001-022137

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY" C.F. NO. 2004-096754

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0250G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by University Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

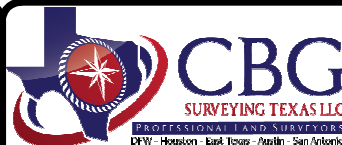
Drawn By: ML/KOP

Scale: 1" = 30'

Date: 07/10/2021

GF No.: 2100708SP

Job No. 2114571



12025 Shiloh Road, Ste. 240
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtxl.com



Accepted by: _____
Purchaser

Date: _____

Purchaser