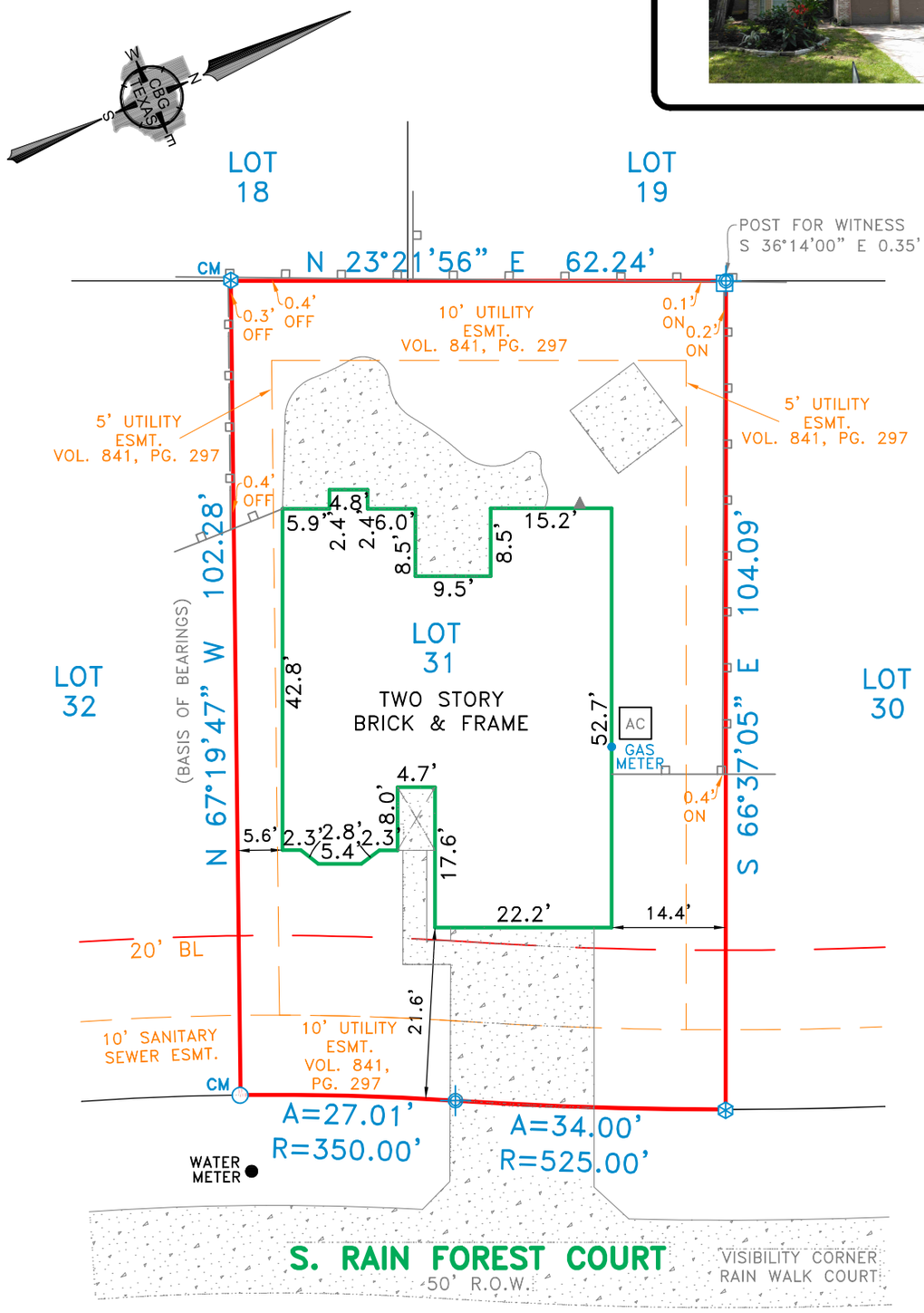
30 S. Rain Forest Court

Lot Thirty-one (31), Block Six (6), of VILLAGE OF GROGAN'S MILL, SECTION THIRTY-EIGHT (38), a subdivision situated in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet C, Sheet 126B of the Map Records of Montgomery County, Texas.

VERITAS TITLE PARTNERS

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
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Cabinet C, Sheet 126-B, VOL. 841, PG. 297, VOL. 848, PG. 613, C.F. NO(S) 8023311, 8121106, 8124110, 8344924, 2000-000528, 2000-065606, 2006-010841, 2009-116493

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48339C0680G, this property does lie in Zone X 500 YR and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Veritas Title Company. 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 are 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.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: RBR/JLM

Scale: 1" = 20'

Date: 09/01/2020

GF No.: 20041633

Job No. 2016507

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW · Houston · East Texas · Austin · San Antonio

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com

STATE OF TEXAS REGISTERED C. N. FAUQUIER 4372 PROFESSIONAL LAND SURVEYOR

NICK FAUQUIER
R.P.L.S. NO. 4372