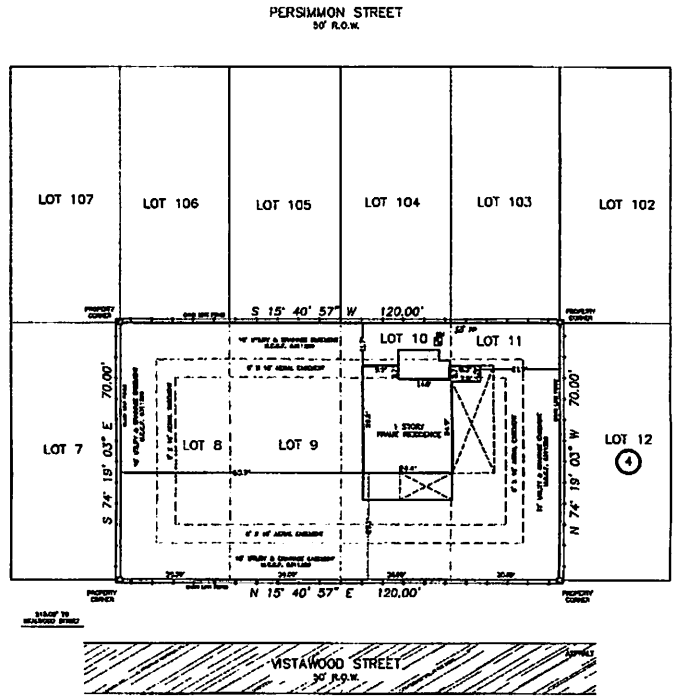

6/26/20

6/26/2020

BOUNDARY SURVEY OF

LOTS 8, 9, 10 AND 11, IN BLOCK 4, OF WALNUT COVE, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 182B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

SURVEY SOLUTIONS OF TEXAS

Professional Land Surveying

FIRM NUMBER 10194375
5206 IRVINGTON BLVD. SUITE D1
HOUSTON, TEXAS 77009
713-834-2277

F.I.R.M. NO. 48339C PANEL 0225 G
REVISED DATE: 08/18/14 ZONE X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: JOHN R. HENDERSON AND LAURA D. HENDERSON

ADDRESS: 11682 VISTAWOOD STREET, WILLIS, TEXAS 77318

TITLE CO: FIDELITY NATIONAL TITLE

G.F. NO: FTH-12-FAN2000853SN

G.F. EFFECTIVE DATE: 05/28/2020

JOB NO.: 087020

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DO NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

XAVIER CHAPA 2568

Xavier Chapa

XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

NOTES:

1. BEARINGS BASED ON PLAT.

2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN GRANTED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.

10 FEET IN WIDTH ALONG THE REAR PROPERTY LINE(S) FOR PUBLIC UTILITIES AND DRAINAGE TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET ON EITHER SIDE OF THE SAID EASEMENT FROM A PLANE 15 FEET ABOVE THE GROUND AND UPWARD RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 8311258

10 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE(S) FOR PUBLIC UTILITIES AND DRAINAGE TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET ON EITHER SIDE OF THE SAID EASEMENT FROM A PLANE 15 FEET ABOVE THE GROUND AND UPWARD RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 8311258.

10 FEET IN WIDTH ALONG THE SIDE PROPERTY LINE(S) FOR PUBLIC UTILITIES AND DRAINAGE TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET ON EITHER SIDE OF THE SAID EASEMENT FROM A PLANE 15 FEET ABOVE THE GROUND AND UPWARD RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 8311258.

4. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED IN CABINET C, SHEET 182B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS AND THOSE RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S). 8311258, 2010103874, 2012038527, 2012038528, 2012038529, 2012038530, 2013039003, 2013135824, 2018053141, 2018091190, 2018049063, 2018049064, 2018049065, 2018048088 AND 2020018831.

5. DRAINAGE EASEMENT 15 FEET WIDE ALONG EITHER SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES

6. EASEMENT(S) GRANTED TO SAN JACINTO RIVER AUTHORITY BY INSTRUMENT(S) RECORDED IN VOLUME 822, PAGE 336 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AND LOCATED THEREIN.

7. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THAT CERTAIN DEED RECORDED IN VOLUME 581, PAGE 581 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, EXECUTED BY AND BETWEEN THULA B. PARSONS AND HUSBAND T.J. PARSONS, ET AL, AND SAN JACINTO RIVER AUTHORITY.