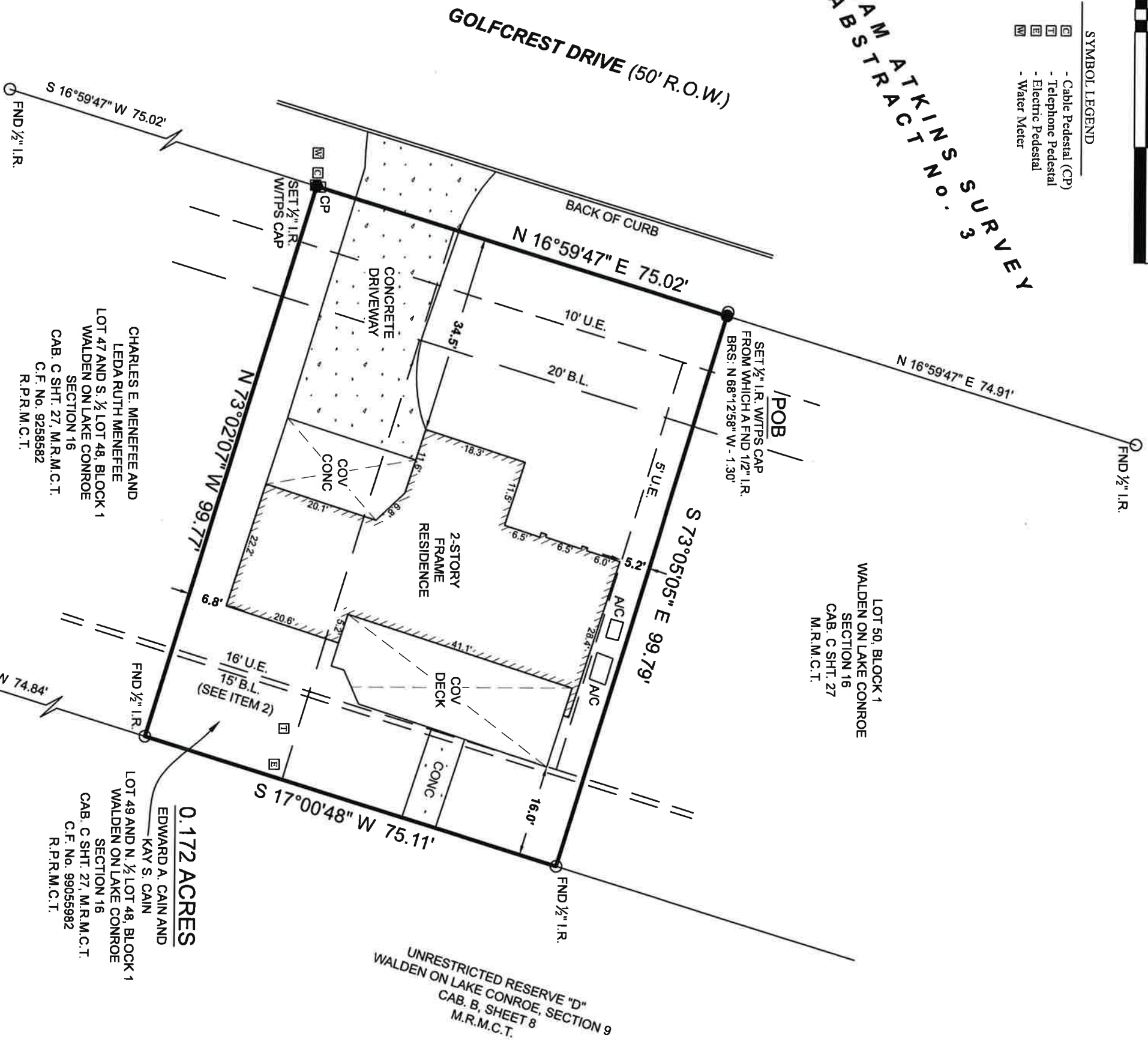




- SYMBOL LEGEND
- ☐ - Cable Pedestal (CP)
  - ☐ - Telephone Pedestal
  - ☐ - Electric Pedestal
  - ⊗ - Water Meter



WILLIAM ATKINS SURVEY



Surveyor has relied on information provided by:  
 Old Republic National Title Insurance Company  
 G.F. No. 2100900  
 Effective date: March 24, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Those as per Item 1, Schedule B, of said Title Commitment.
- Building line restrictions of at least 1.0% of the length of the side of the residential structure along the right property boundary line; building line restrictions for main residential structure except for garage or carport of 15' along the left property boundary line, except that 16' of the length of the main residential structure and the carport or garage may be placed no closer than 3' from the left property boundary line; building line restrictions of 15' along the rear property boundary lines of golf course lots; building line restrictions of 15' along the rear property boundary lines of interior lots, except that in restrictions per Vol. 1134, Pg. 699, D.R.M.C.T. (Does affect)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No.

48339C0226G and 48339C0200G, both having an effective date of 08/18/2014.

Job No: O54-586  
 Scale: 1"=20'  
 Date: 04/21/2021  
 Drawn By: CD/DVB  
 Field Crew: KH  
 Revised:

Purchaser: Imran Salim and Shannon Salim  
 Address: 3126 Golfcrest Drive, Montgomery, TX, 77356  
 Lot: 49 & Part of Lot 48, Block 1, Section 16  
 Survey: William Atkins  
 Area: 0.172 Acres  
 Subdivision: Walden On Lake Conroe  
 Cabinet: C, Sheet: 27, Map: Records  
 Montgomery County, Texas

3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 WWW.SURVEYINGTEXAS.COM  
 FIRM REGISTRATION NO. 100834-00



Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

**0.172 ACRES**  
 EDWARD A. CAIN AND  
 KAY S. CAIN  
 LOT 49 AND N. 1/2 LOT 48, BLOCK 1  
 WALDEN ON LAKE CONROE  
 SECTION 16  
 CAB. C SHT. 27, M.R.M.C.T.  
 C.F. No. 99055982  
 R.P.R.M.C.T.

**BOUNDARY & IMPROVEMENT SURVEY**

FND 1/2" I.R.  
 S 17°00'48" W 74.84'

BEING a 0.172 acre tract situated in the William Atkins Survey, Abstract Number 3, Montgomery County, Texas, being comprised of all of Lot 49, Block 1 of Walden on Lake Conroe, Section 16 as shown on the map or plat thereof, recorded in Cabinet C, Sheet 27 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), and all of that same tract described as being the North 1/2 of Lot 48 of said Block 1, in instrument to Edward A. Cain and Kay S. Cain, recorded under Clerk's File Number 99055982 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.172 acre tract being more particularly described by attached metes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524