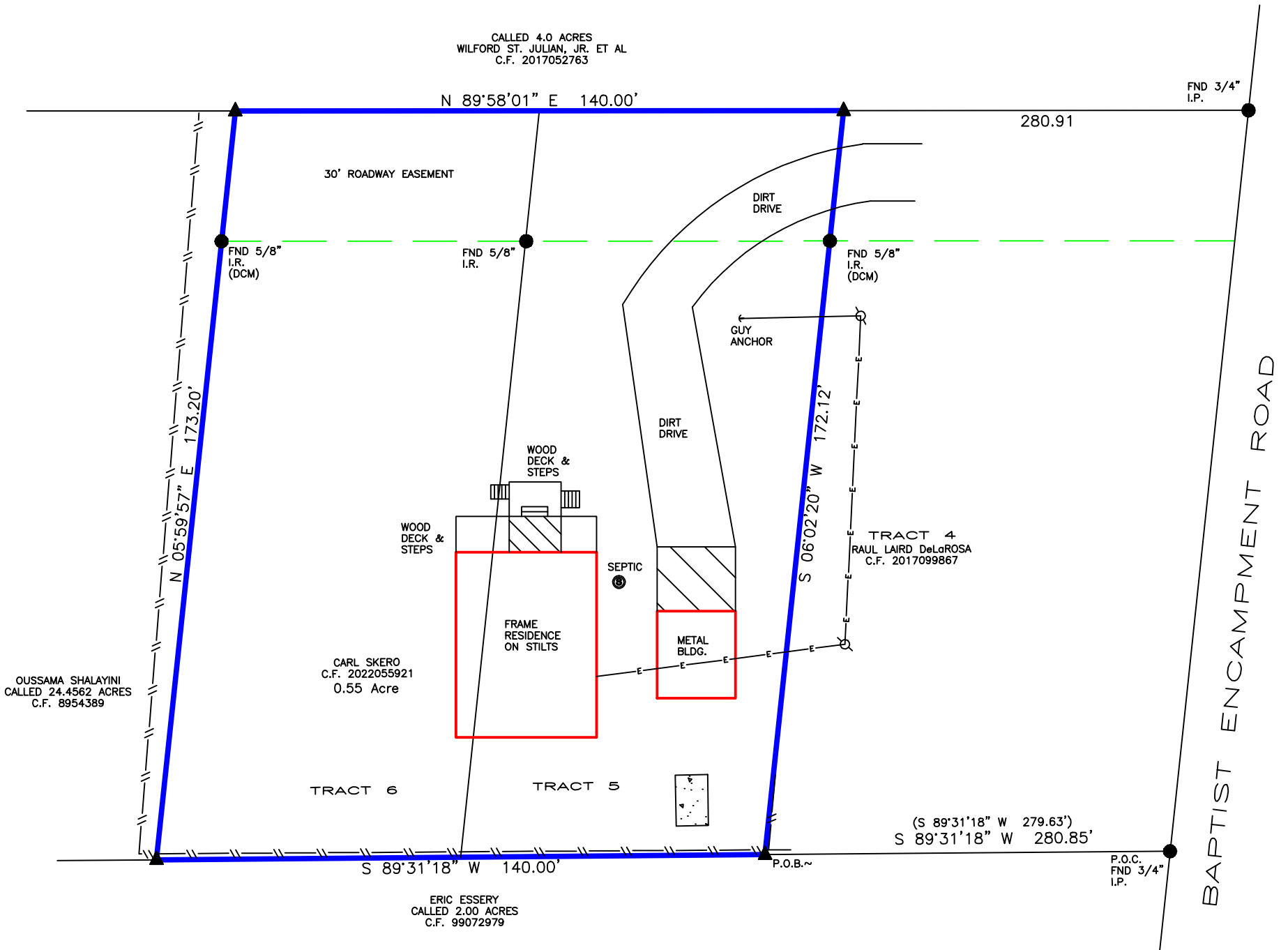




SCALE: 1" = 30'



LEGEND

	OVERHEAD ELECTRIC		COVER
	EASEMENT		CONCRETE
	BUILDING LINE		
	FENCE		
	GAS METER		
	POWER POLE		

NOTES:

- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, GF. NO. 2757212-H080, EFFECTIVE DATE OF JULY 1, 2022, ISSUED JULY 28, 2022, ARE SHOWN HEREON.
- DEED RESEARCH PERFORMED BY TITLE COMPANY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48339C-0600G, DATED AUGUST 18, 2014. ZONE "AE" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE INSIDE A SPECIAL FLOOD HAZARD AREA". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
- ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE SOUTH LINE OF 30' ACCESS EASEMENT PER VESTING DEED.
- MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
- FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.
- EASEMENT PER C.F. 7818854 IS NOT PLOTTABLE.
- 30' ROADWAY EASEMENT PER C.F. 8928661, 2017099867, 2022055921.
- UNDEFINED EASEMENT TO GULF STATES UTILITIES COMPANY PER VOLUME 338, PAGE 115 AND VOLUME 338, PAGE 117.

TO FIRST AMERICAN TITLE COMPANY AND DIRECT MORTGAGE LOANS, LLC:

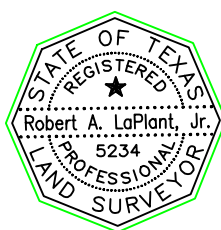
The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon. A separate description has been prepared in conjunction with this survey.

ROBERT A. LaPLANT, Jr. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF AUGUST 4, 2022

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 281-440-8890
Houston, Texas 77090 orders@houstonlandsurveying.com



FIRM No. 10145800

BOUNDARY SURVEY OF 0.55 ACRE OUT OF CALLED 26.10 ACRE IN THE M.H. SHORT SURVEY, ABSTRACT NUMBER 509 MONTGOMERY COUNTY, TEXAS

21466 BAPTIST ENCAMPMENT ROAD, NEW CANEY TEXAS 77357

SCALE : 1"=30'	DRAWN BY: RAL	FB NO:	APPROVED:	PROJECT NO.: 220827
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PURCHASER

LEONARDO ALVAREZ SANTIESTEBAN