BOUNDARY SURVEY
2116125
2116125

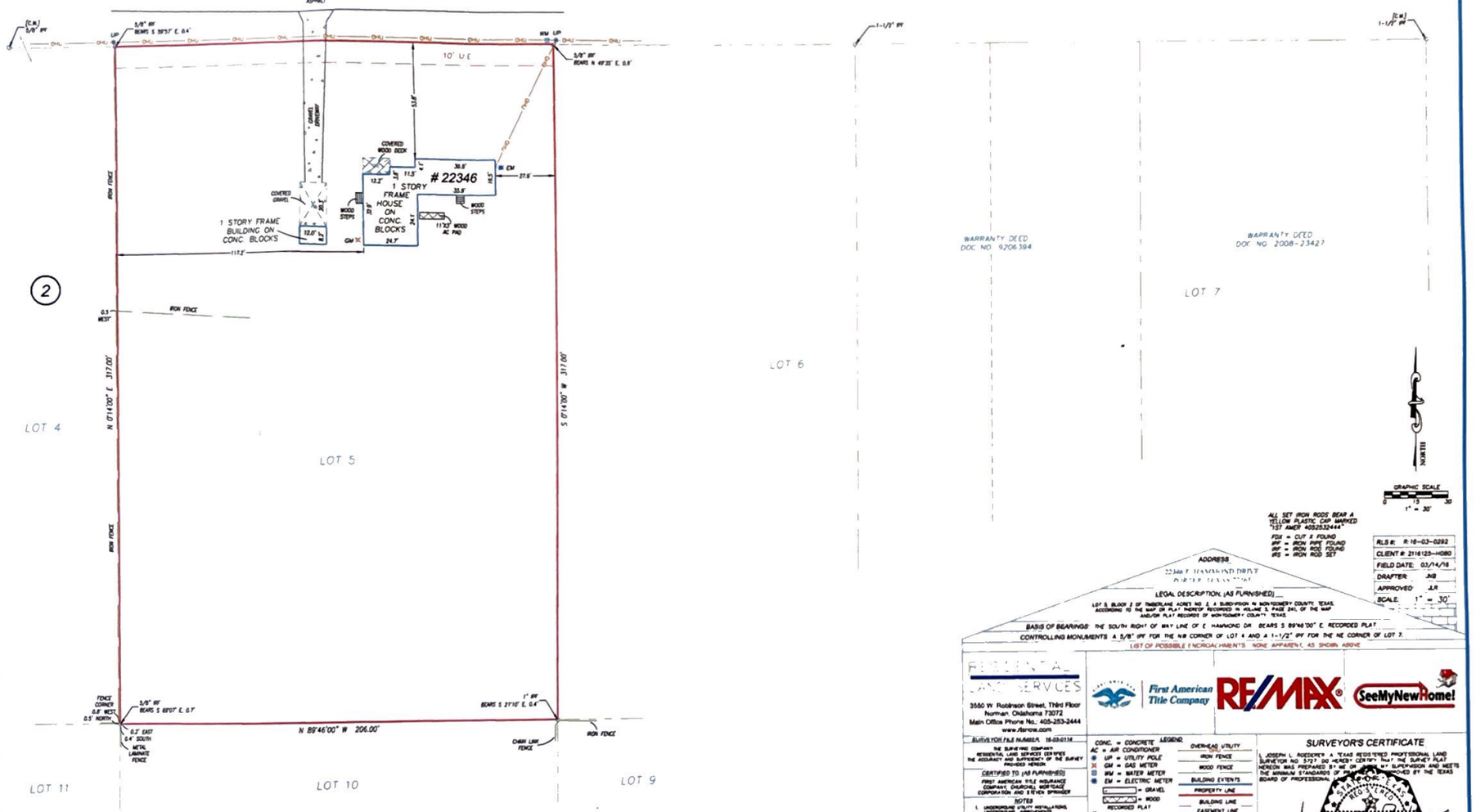
SCHEDULE "B"

ANY COVENANTS, CONDITIONS OR RESTRICTIONS CONTAINED IN VOLUME 3, PAGE 241, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

THE FOLLOWING ITEM(S) AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

10' U.E. (UTILITY EASEMENT) ALONG FRONT PROPERTY LINE

MINERAL INTERESTS NOT ADDRESSED BY SURVEY



(2)

GRAPHIC SCALE
0 15 30
1" = 30'

ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "JR AMES 4052532444"

FDX = CUT X FOUND
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET

RLS #:	R-16-03-0292
CLIENT #:	2116125-H080
FIELD DATE:	03/14/16
DRAFTER:	JNB
APPROVED:	JLR
SCALE:	1" = 30'

ADDRESS
22346 E. HAMMOND DRIVE
PORTER, TEXAS 77365

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 5, BLOCK 2 OF TIMBERLANE ACRES NO. 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 241, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

BASIS OF BEARINGS: THE SOUTH RIGHT OF WAY LINE OF E. HAMMOND DR. BEARS S 89°46'00" E. RECORDED PLAT.

CONTROLLING MONUMENTS: A 5/8" IPF FOR THE NW CORNER OF LOT 4 AND A 1-1/2" IPF FOR THE NE CORNER OF LOT 7.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE

RESIDENTIAL LAND SERVICES
3550 W Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
www.rlsnow.com

First American Title Company

RE/MAX

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SURVEYOR FILE NUMBER: 16-03-0116

THE SURVEYING COMPANY RESIDENTIAL LAND SERVICES, DISAVOWS THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)
FIRST AMERICAN TITLE INSURANCE COMPANY, CHURCHILL MORTGAGE CORPORATION AND STEVEN SPRINGER

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND APPURTENANTS, FOUNDATIONS AND/OR OTHER UNDERGROUND FEATURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LENDER ITS SUCCESSORS AND/OR ASSIGNS. THIS SURVEY IS NOT TO BE TRANSFERRED OR ASSIGNED.

LEGEND
CONC. = CONCRETE
AC = AIR CONDITIONER
UP = UTILITY POLE
GM = GAS METER
WM = WATER METER
EM = ELECTRIC METER
= GRAVEL
= WOOD
RECORDED PLAT
ADJOINING PROPERTY LINE
OVERHEAD UTILITY
IRON FENCE
WOOD FENCE
BUILDING EXTENTS
PROPERTY LINE
BUILDING LINE
EASEMENT LINE

FLOOD ZONE
ACCORDING TO THE STANDARD F.I.R.M. (FLOOD INSURANCE RATE MAP) PREPARED BY FEMA/USDA, F.I.R.M. NO. 48339C0045 H, DATED 08/18/11, THE SUBJECT PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
LAST FIELD VISIT: 03/14/16. THIS SURVEY IS OF WHAT WAS SURVEYED AS TO THE ACCURACY OF THE ABOVE INFORMATION, SEE U.S.C.A. 42 U.S.C.A.
AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES

SURVEYOR'S CERTIFICATE

JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

STATE OF TEXAS
REGISTERED
JOSEPH L. ROEDERER
5727
PROFESSIONAL SURVEYOR

SURVEYOR: JOSEPH L. ROEDERER, R.P.L.S. 5727 DATED: 03/16/16

NOT VALID WITHOUT ORIGINAL SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date _____ / _____ Date _____