

FINAL
SURVEY OF
LOT 8, BLOCK 7

GRAND LAKE ESTATES SECTION 3 AMENDING PLAT

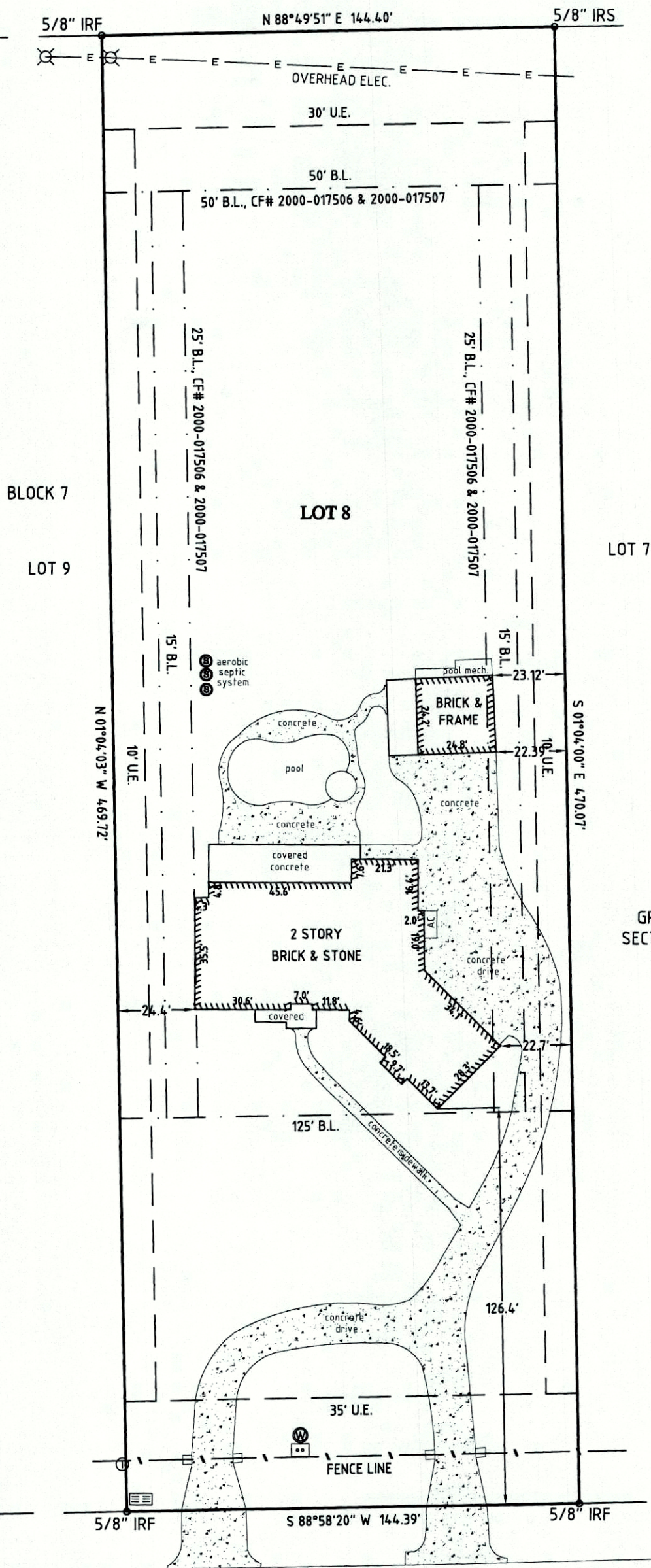
15.27 ACRES
CF# 2020-037489
D.R.M.C., TX

LOCATED IN THE A. HODGE SURVEY, ABSTRACT NO. A-18
BASED ON THE PLAT THEREOF RECORDED IN
VOLUME/CABINET Z PAGE / SHEET 262 OF
THE MAP RECORDS MONTGOMERY COUNTY, TEXAS
REF: VICTORY G. F. 2027721 DATE: APRIL 9, 2020

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

Steven E. Laughlin

STEVEN E. LAUGHLIN R.P.L.S. # 5178

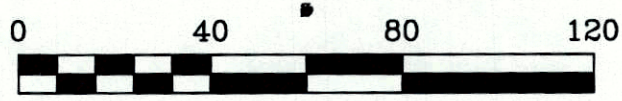


GRAND LAKE ESTATES
SECTION 3 AMENDING PLAT
CAB. Z, SHT. 262
M.R.M.C., TX

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY (G.F. No. 2027721) EFFECTIVE DATE JUNE 1, 2020, FOR ALL MATTERS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN CABINET "Z", SHEET 262-264, MAP RECORDS, AND CLERK'S FILE NOS. 2000-017506, 2000-017507, 2009-034790, 2009-075616, 2010-072798, 2010-072799, 2010-072800, 2010-072801, 2010-072802, 2010-075767, 2010-099787, 2010-110695, 2010-100696, 2011-031876, 2011-112797, 2011-113824, 2011-113825, 2011-113826, 2011-113827, 2011-114781, 2012-023447, 2012-036009, 2013-102694, 2015-070661, 2015-074145, 2016-032622, 2016-059775, 2016-081213, 2017-079938, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, (SPRINKLER HEADS, ETC.) BUT NOT SHOWN

- ⊙ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ☀ LIGHT POLE
- ⊗ POWER POLE
- ⊞ ELECTRIC TRANS. BOX
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ TELEPHONE PED
- ⊕ CABLE BOX/PED
- ⊕ FLAG POLE
- ⊕ FIBER OPTIC MARKER
- ⊕ TRAFFIC SIGNAL
- ⊕ PIPELINE MARKER
- ⊕ WATER METER
- ⊕ MANHOLE
- ⊕ METER POLE
- ⊕ SEPTIC

LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED "SURVTECH"	
3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS	
4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS	
5) BL= BUILDING LINE	
6) UE= UTILITY EASEMENT	
7) DE= DRAINAGE EASEMENT	



THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED. TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.