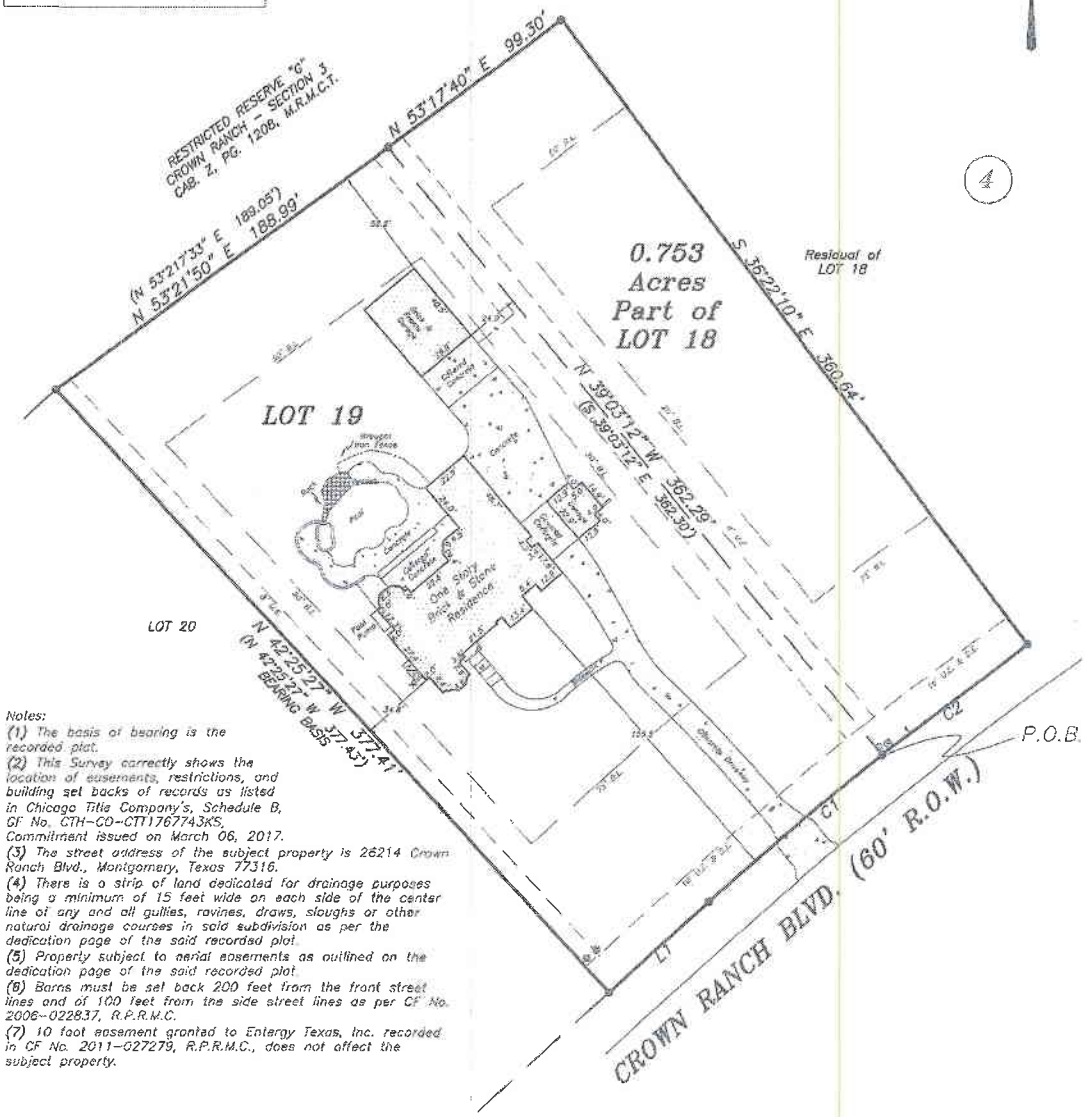
LEGEND:

RECORD DATA	(********)
FOUND 5/8" IRON ROD	●
SET 5/8" IRON ROD	○
BUILDING LINE	B.L.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
WOOD FENCE	——x——x——
ELECTRIC BOX	
WATER METER	
GAS METER	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1790.00'	104.42' (104.72')	104.41'	S 49°19'22" W	3°21'40"
C2	1790.00'	82.36'	82.35'	S 52°21'11" W	2°39'04"

LINE	BEARING	DISTANCE
L1	S 47°31'04" W	63.38'
	(S 47°34'33" W)	(62.15')

Scale: 1" = 50'



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Notes:
(1) The basis of bearing is the recorded plat.
(2) This Survey correctly shows the location of easements, restrictions, and building set backs of records as listed in Chicago Title Company's, Schedule B, GF No. CTH-CO-CTT1767743KS, Commitment issued on March 06, 2017.
(3) The street address of the subject property is 26214 Crown Ranch Blvd., Montgomery, Texas 77316.
(4) There is a strip of land dedicated for drainage purposes being a minimum of 15 feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage courses in said subdivision as per the dedication page of the said recorded plat.
(5) Property subject to aerial easements as outlined on the dedication page of the said recorded plat.
(6) Barns must be set back 200 feet from the front street lines and of 100 feet from the side street lines as per CF No. 2006-022837, R.P.R.M.C.
(7) 10 foot easement granted to Entergy Texas, Inc. recorded in CF No. 2011-027279, R.P.R.M.C., does not affect the subject property.

Being Lot Nineteen (19), and a 0.753 acre tract out of Lot Eighteen (18), Block Four (4), of CROWN RANCH, Section One (1), Amending Plat No. 1, a subdivision of 408.086 acres of land situated in the Joseph G. Ferguson Survey, Abstract No. 221 and the Charles Weaver Survey, Abstract No. 624, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 755, of the Map Records of Montgomery County, Texas, and said 0.753 acres being more particularly described by the attached metes and bounds.

TO STEPHEN E. CLAYTON, CONNIE K. CLAYTON, FRANKLIN AMERICAN MORTGAGE COMPANY, AND CHICAGO TITLE COMPANY, EXCLUSIVELY,
I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION III SURVEY, ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER" OF THE COPYRIGHT.

STATE OF TEXAS REGISTERED STEPHEN E. LAUGHLIN 5178 PROFESSIONAL LAND SURVEYOR

Steven E. Laughlin
R.P.L.S. # 5178

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REVISED: March 6, 2017 – To Add Pool and part of Lot 18, and to update with new commitment.

23502 Martha Williams Rd. Montgomery, TX 77356
Tel: 936-524-3303

DATE: April 19, 2013	JOB # 13-113
Chicago Title Company – GF No. CTT17677437KS	