



- NOTES:
- 12 FOOT UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE.
  - BUILDING LINE AS SET OUT AND DEFINED BY INSTRUMENT RECORDED IN VOLUME 1592, PAGE 926 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

F.I.R.M. NO. 48338 C PANEL 0600 G FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.  
EFFECTIVE DATE 08/18/2014 ZONE X

**BOUNDARY SURVEY OF**

LOTS 32 AND 33 OF PINEWOOD EST ATEs, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 221 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

SURVEYED FOR: JANARD INVESTMENT PROPERTIES LLC

ADDRESS: 16103 1ST STREET, SPLENDORA, TX 77372

AGENTS NATIONAL TITLE      JOB NUMBER: 095820

FIELD WORK: 12/09/2020



PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

DT: 12004052

BY: SEPTEMBER 22, 2020 of AGENTS NATIONAL TITLE

12/10/2020

*Xavier Chapa*  
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2588

FIRM NUMBER 10194375      SURVEY SOLUTIONS OF TEXAS      5450 HW CENTRAL DR. SUITE 121  
713-834-2277      Professional Land Surveying      HOUSTON, TEXAS 77042