



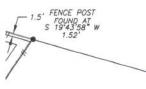






PRECISI surveyors

30



5' UTILITY EASEMENT



1607120 OLD REPULBIC TITLE ADDRESS: 4411 CHATEAU CREEK WAY SPRING, TEXAS 77386 BORROWER: JAMES M. STEARNS AND DEBORAH L. STEARNS

LOT 40, BLOCK 4 BENDERS LANDING ESTATES, SECTION 2

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Y, SHEET 86 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

NOTE: EASEMENT NOTICE PER CF. NO. 2009-034444. NOTE: BLANKET EASEMENT PER CF. NO. 2007-080292.

NOTE: EASEMENT RESERVED BY LGI LAND, LLC, THE PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS, TO ENTER UPON SUBJECT PROPERTY, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING OR MAINTAINING THE DRAINAGE FACILITIES IN THE DRAINAGE EASEMENTS PER CF. NO. 2007–067368.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0725 G MAP REVISION: 08/18/2014 ZONE X ZUNE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: CAB. Y, SHEET 86, M.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON, THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK PROFESSIONAL LAND SURVEYOR NO. 5971 JOB NO. 16—11853 DECEMBER 19, 2016







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