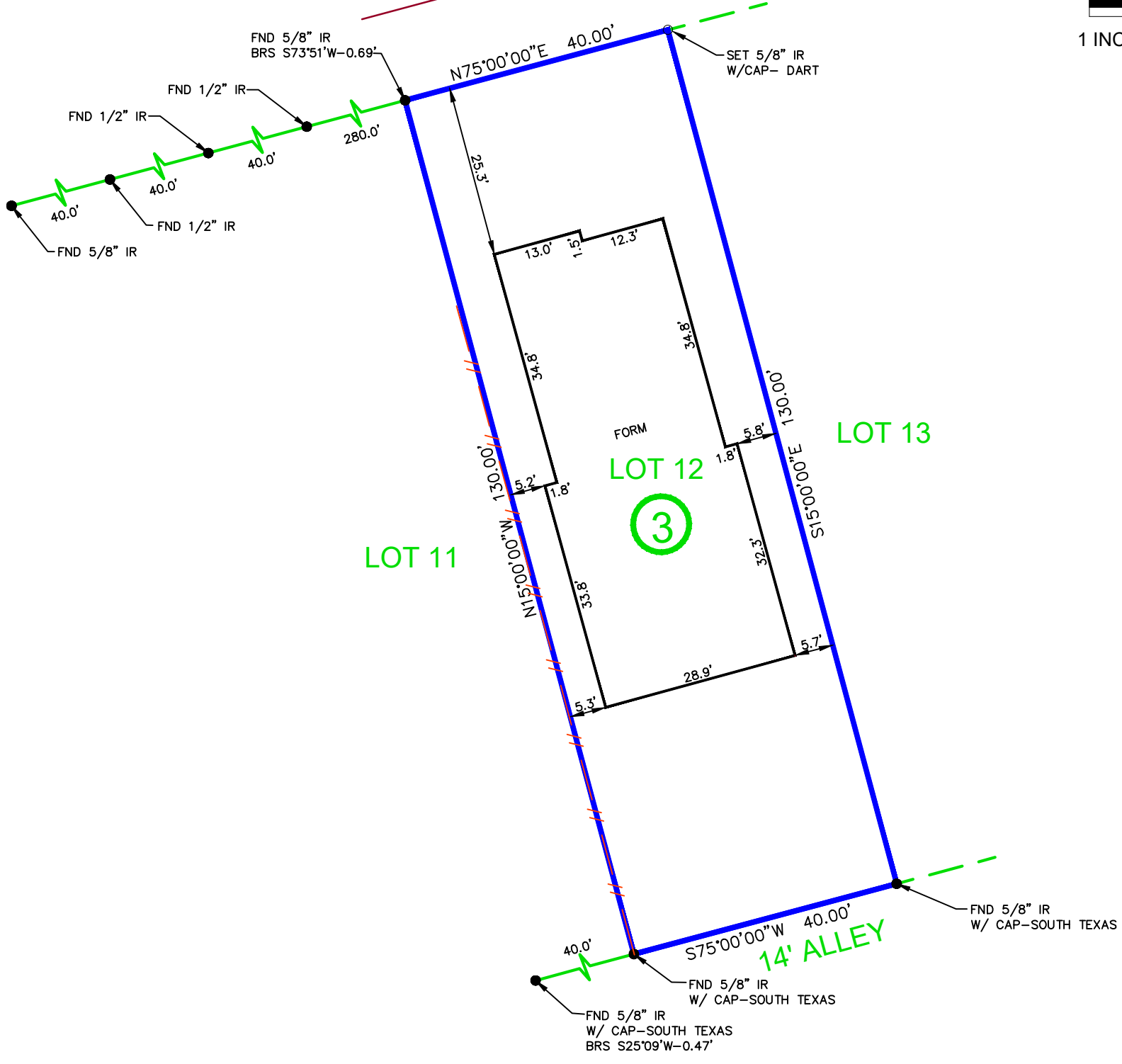
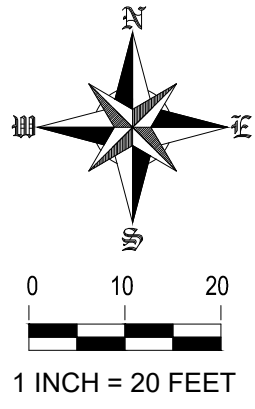


ADDRESS : 705 E PHILLIPS STREET
E PHILLIPS STREET
 (50' R.O.W.)



LEGEND

POC = POINT OF COMMENCING
POB = POINT OF BEGINNING
RCP = REINFORCED CONCRETE PIPE
COVD = COVERED
SW = SIDEWALK
PP = POWERPOLE
CONC= CONCRETE
HB = HIGHBANK
AE = AERIAL EASEMENT
BOC = BACK OF CURB
EOA = EDGE OF ASPHALT
MH = MAN HOLE
PTP = PINCHED TOP PIPE
UE= UTILITY EASEMENT
BL = BUILDING LINE
CL = CENTER LINE
IP= IRON PIPE
IR= IRON ROD
FND = FOUND
⊙ = MANHOLE
STM = STORM
SAN = SANITARY
—○— = CHAIN LINK FENCE
—x— = BARBWIRE FENCE
— — = WOOD FENCE
— — = WOOD FENCE POST
—□— = IRON FENCE
— — = IRON FENCE POST
—x— = BARBWIRE FENCE
— — = BARBWIRE FENCE POST
EOP = EDGE OF PAVEMENT
— = CONCRETE/ASPHALT/BRICK/TILE
— = BOUNDARY LINE
— = ADJOINING PROPERTY LINE

NOTES:
 1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 4.) THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
 5.) THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.
 6.) ALL BEARINGS ARE BASED ON RECORDED PLAT.
 7.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Benjamin Jauma
 BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417

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 FIRM NO. 10194710

14701 Saint Mary's Lane #150
Houston, Texas 77079
281-584-6688
<http://www.dartlandservices.com>

PROPERTY DESCRIPTION: LOT TWELVE (12), IN BLOCK THREE (3), OF INDEPENDENT ADDITION, TO THE TOWN OF CONROE IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33C, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

ADDRESS: 705 EAST PHILLIPS STREET, CONROE, TEXAS, 77301
 OWNER/PURCHASER: -
 LENDER: -
 TITLE COMPANY: - GF#:-
 DRAFTER: 09-29-22/CAR
 CREW: 09-29-22/JP
 CHECKER: 09-29-22/BJ

SURVEY OF:
 KEY MAP NO.: -

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY-
 -SURVEY IS BASED ON TITLE COMMITMENT LISTED-
 -ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN-
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS-

FLOOD NOTE
 * THIS TRACT OR LOT -IS NOT- IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE " X " AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480484, MAP No. 48339C, PANEL No. 0380G, DATED 08-18-14.
 * THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2022-08-042