



Notes:

1. Bearings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83)(2002 Adj.)(FIPS 4203)
2. This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under GF No. 22-307-MT with and effective date of October 6, 2022. This surveyor has not abstracted the subject property.
3. All 5/8" I.R.'s found with cap stamped "Jeff Moon R.P.L.S. 4639", unless otherwise noted.

- Schedule B Items:**
- k. Building setback line, 35 feet in width, along the southeasterly property line, as imposed by the plat recorded in/under Cabinet Z, Sheet 9010 of the Map Records of Montgomery County, Texas. (As to Lots 9, and 10 Block 2) (Shown)
 - l. Utility easement 20 feet wide along the southeasterly property line, as imposed by the plat recorded in/under Cabinet Z, Sheet 9010 of the Map Records of Montgomery County, Texas. (As to Lots 9, and 10 Block 2)(Shown)
 - m. Drainage easement 20 feet wide along the southeasterly property line, as imposed by the plat recorded in/under Cabinet Z, Sheet 9010 of the Map Records of Montgomery County, Texas. (As to Lots 9, and 10 Block 2)(Shown)
 - p. A Variable Width Drainage Easement along the rear property line, as imposed by the plat recorded in/under Cabinet Z, Sheet 9010 of the Map Records of Montgomery County, Texas. (As to Lot 9, Block 2)(Shown)
 - r. Building setback line, 5 feet in width, along the rear property line, as imposed by instrument recorded in/under Clerk's File No. 2022120349 of the Real Property Records of Montgomery County, Texas. (Shown)(Or Easement)
 - s. Easement 10 feet in width granted to Sam Houston Electric Cooperative, Inc. by instrument recorded under Clerk's File No. 2012112020 of the Real Property Records of Montgomery County, Texas. (Subject to)(Blanket)

LAND SURVEY
 LOT 9, BLOCK 2
 OAKWOOD RANCH, SECTION 1
 A SUBDIVISION IN THE J. M. DE LA GARZA SURVEY, A-15

MONTGOMERY COUNTY, TEXAS REF: Cab. Z, Sht. 9010 MAP RECORDS
 Scale: 1" = 50' Date: October 26, 2022
 Address: 18207 Samie Nell Court, Willis, Texas 77378

To Stewart Title Guaranty Company, Kendall Homes of Texas, TDECU, Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

All rights reserved Copyright 2022 Jeffrey Moon & Assoc., Inc. ©

(Signature)
 Taren Hanks
 Registered Professional
 Land Surveyor No. 6787
 T.B.P.E.L.S. Firm No. 10112200



GF# 22-307-MT File # 22-T-206 JM Book L.L. Pg.
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
 (936) 756-5266 Fax (936) 756-5281