

SCALE: 1" = 30'

GF NO. 7695-16-1425 TEXAS AMERICAN TITLE  
 ADDRESS: 11 MIRROR RIDGE DRIVE  
 SPRING, TEXAS 77382  
 BORROWER: SEAN RYAN AND  
 HEATHER RYAN

**LOT 14, BLOCK 3**  
**THE WOODLANDS, VILLAGE OF**  
**INDIAN SPRINGS, SECTION 18**  
 A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET M, SHEET 84 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS

NOTE: BLANKET EASEMENT PER CF. NO. 2000-029463.



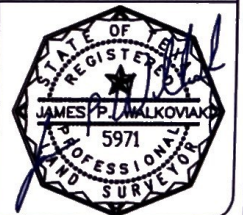
THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48339C 0520 G  
 MAP REVISION: 08/18/2014  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CAB. M, SHEET 84, M.C.M.R.

DRAWN BY: RE

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. WALKOWIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 18-05723  
 JUNE 23, 2018



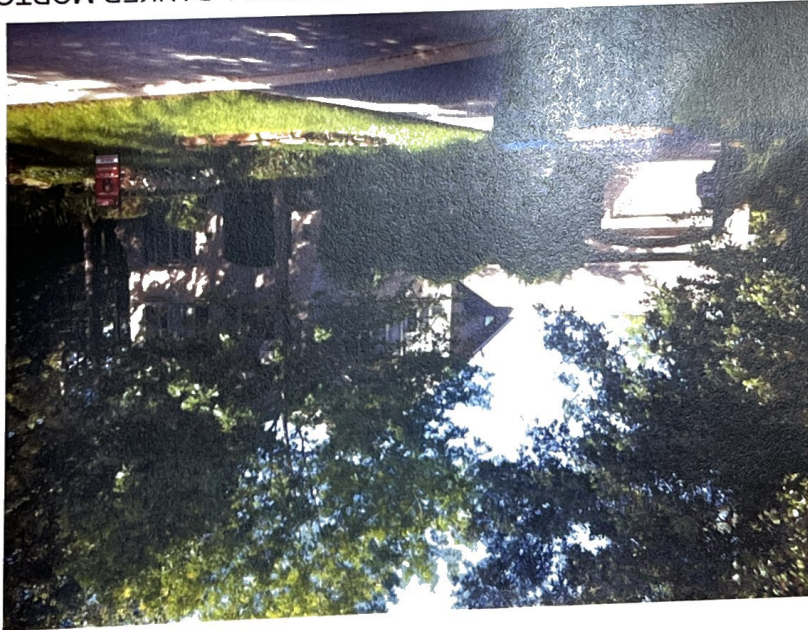
**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 850 THREANEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

Lender: COLDWELL BANKER MORTGAGE  
Buyer: SEAN RYAN AND HEATHER RYAN  
Seller: RANCE RANNEY AND LEAH RANNEY

Completed: 6/24/2016  
Surveyed: 6/23/2016  
COMMUNITY NUMBER: 48339C  
PANEL: 0520 SUFFIX: G  
INDEX DATE:  
F.I.R.M DATE: 08/18/2014  
ZONE: X

Premises: 11 MIRROR RIDGE DRIVE, SPRING, TEXAS 77382 MONTGOMERY  
Description of encroachments, violations or other points of interest at the time of the inspection:  
**WOOD FENCE ENCROACHES 10' U.E. & 5' U.E. CONCRETE DRIVE ENCROACHES 10' U.E.**



CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY, COLDWELL BANKER MORTGAGE

LEGAL DESCRIPTION: LOT 14, BLOCK 3 THE WOODLANDS, VILLAGE OF INDIAN SPRINGS, SECTION 18 A  
SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN CABINET M, SHEET 84 OF THE MAP RECORDS OF MONTGOMERY  
COUNTY, TEXAS

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