



SYMBOL LEGEND

- - - - - Wood Fence
- ⊠ Telephone Pod
- ⊠ Water Meter
- ⊠ Electric Box
- ⊠ Manhole
- ⊠ Fnd Iron Rod
- ⊠ Set Iron Rod

Surveyor has relied on information provided by:  
 Texas American Title Company  
 G.F. No. 2769519-13272  
 Effective date: October 20, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per item 1, Schedule B, of the said Title Commitment.
2. Subject to any and all visible and or apparent easements over, under or across subject property, which a survey or physical inspection may disclose.
3. Drainage easement 15 feet in width on each side of the center lines of all natural drainage courses as shown by the recorded plat of said subdivision. (Owner's Title Policy Only)
4. Building set-back line 25 feet in width along the front property line, as shown by the recorded plat of said subdivision.
5. Utility easement 16 feet in width along the front property line, as shown by the recorded plat of said subdivision.
6. A sanitary sewer easement 8 feet wide along the front property line, as reflected by the recorded plat.
7. Building set-back line 5 feet in width along the side property lines and 10 feet in width along the rear property line, as shown by the Typical Lot Building Setback Detail of the recorded plat of said subdivision.
8. Easement and right-of-way granted to Texas Intrastate Gas Company, as described in document recorded in Volume 590, Page 920 of the Deed Records of Montgomery County, Texas, assigned to Copano Pipeline/Upper Gulf coast, L.P. by instrument recorded in Document No 9719841, Official Public Records of Montgomery County, Texas.
9. Drainage Easement, as set forth and defined by instrument filed for record under Montgomery County Clerk's File No. 2011092724
10. Right-of-way Easement, as set forth and defined by instruments filed for record under Montgomery County Clerk's File No(s) 2005100538 and 2006006556.
11. Access Easement, as set forth and defined by instrument filed for record under Montgomery County Clerk's File No. 2008083759.
12. Sanitary Sewer Easement, as set forth and defined by instruments filed for record under Montgomery County Clerk's File No(s) 2011092721 and 2012005692.
13. Party wall agreement and easement for encroachment, as set forth and defined in restrictive covenants filed for record under Clerk's File No(s). 2007070513 and 2014048113 of the Real Property Records of Montgomery County, Texas.

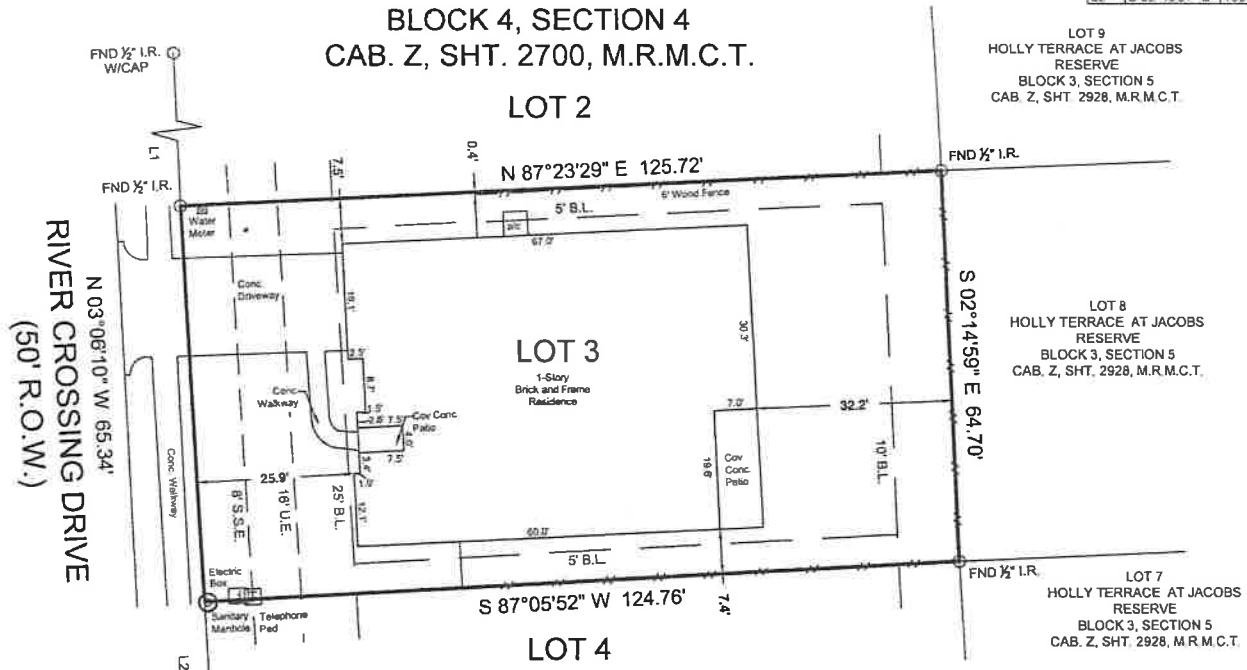
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0530G having an effective date 08/18/2014  
 Job No. T155-204  
 Scale 1"=20'  
 Date: 11/05/2019  
 Drawn By: GD  
 Field Crew: JH  
 Revised: -

Purchaser Casey Craddick and Victoria Craddick  
 Address 911 River Crossing Drive, Conroe, Tx 77384  
 Lot 3, Block 4, Section 4  
 Survey Charles E. Dugat, A 170  
 Area \_\_\_\_\_  
 Subdivision Holly Terrace at Jacobs Reserve  
 Cabinet Z, Sheet 2700, Map Records \_\_\_\_\_  
 Montgomery County, Texas

**TEXAS**  
 PROFESSIONAL SURVEYING, L.L.C.  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

HOLLY TERRACE AT JACOBS RESERVE  
 BLOCK 4, SECTION 4  
 CAB. Z, SHT. 2700, M.R.M.C.T.

LINE	BEARING	DISTANCE
L1	N 02°21'29" W	64.66'
L2	S 02°43'57" E	130.00'



LOT 9  
 HOLLY TERRACE AT JACOBS RESERVE  
 BLOCK 3, SECTION 5  
 CAB. Z, SHT. 2928, M.R.M.C.T.

LOT 8  
 HOLLY TERRACE AT JACOBS RESERVE  
 BLOCK 3, SECTION 5  
 CAB. Z, SHT. 2928, M.R.M.C.T.

LOT 7  
 HOLLY TERRACE AT JACOBS RESERVE  
 BLOCK 3, SECTION 5  
 CAB. Z, SHT. 2928, M.R.M.C.T.

BOUNDARY & IMPROVEMENT SURVEY

General Notes:

1. © 2019, Texas Professional Surveying, L.L.C. All Rights Reserved.
2. Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. Fences as shown

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

X

X

Corey A. Johnson  
 Registered Professional Land Surveyor No. 6524



Basis of Bearings: Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).