

SURVEY OF
LOT 28
PEACH CREEK FARMS

LOCATED IN THE _____ E-FOSTER _____ SURVEY, ABSTRACT NO. 21,
 BASED ON THE _____ PLAT _____ THEREOF RECORDED IN
 COUNTY CLERK'S FILE _____ 2021-0607, PAGE 31747
 THE _____ MAP _____ RECORDS _____ SAN JACINTO _____ COUNTY, TEXAS

REF: KLUGE G. F. 22-2625-SA DATE: SEP-29, 2022
 TO: NORMAN KLUGE, FIRST EMANCIPAL BANK, N.A. AND FIDELITY NATIONAL
 TITLE INSURANCE COMPANY, I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY
 REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO
 VISIBLE ENCUMBRANCES, OVERLAYS, DISCREPANCIES OR CONFLICTS EXCEPT AS
 SHOWN HEREON.



MICHAEL W. WARREN R.P.L.S. # 4935

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON N.A.D. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT
 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE
 SEPTEMBER 14, 2022, G.F. No. 22-2625-SA.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR
 ENCUMBRANCES, RESTRICTIONS, COVENANTS,
 OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE
 AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE TERMS EASEMENTS & RESTRICTIONS AS RECORDED IN
 CLERK'S FILE NO. 2021-0607, PAGE 31747 & 2021-2857 PAGE 14665, AND THE DEED
 RESTRICTIONS FILED WITHIN SAN JACINTO COUNTY TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT
 OWNER OR OWNERS.
- 8) ALL CORNERS ARE 5/8" IRON ROD SET.

9) PROPERTY SUBJECT TO A 20' WIDE BLANKET EASEMENT CENTERED ON ALL
 EXISTING POWER LINES TO SAM HOUSTON ELECTRIC COOPERATIVE AS RECORDED IN
 VOLUME 307, PAGE 105, OFFICIAL-PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

LINE & SYMBOL	LEGEND
1) IRP- IRON ROD SET	1) IRP- IRON ROD SET
2) IRP- IRON ROD SET	2) IRP- IRON ROD SET
3) DALS- DALS- DEED	3) DALS- DALS- DEED
4) O&A- O&A- OFFICIAL	4) O&A- O&A- OFFICIAL
5) BL- BL- PUBLIC RECORDS OF SAN	5) BL- BL- PUBLIC RECORDS OF SAN
6) U- U- UTILITY EASEMENT	6) U- U- UTILITY EASEMENT
7) DE- DE- DEED	7) DE- DE- DEED

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CLERK'S OFFICE
 SURVEYORS
 CLERK'S OFFICE

A Land Surveying Company
 P.O. BOX 1080 1, CONROE, TEXAS 77385-1080
 TEL: 281-382-5542
 email: SURVTC@SURVTCORP.COM

THIS SURVEY HAS BEEN MADE AND NO
 ENCUMBRANCES, RESTRICTIONS, COVENANTS,
 OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS
 THAT AN ACCURATE AND CURRENT TITLE SEARCH
 MAY DISCLOSE. THE SURVEYOR HAS MADE NO
 INVESTIGATION OR INDEPENDENT SEARCH FOR
 ENCUMBRANCES, RESTRICTIONS, COVENANTS,
 OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS
 THAT AN ACCURATE AND CURRENT TITLE SEARCH
 MAY DISCLOSE.

