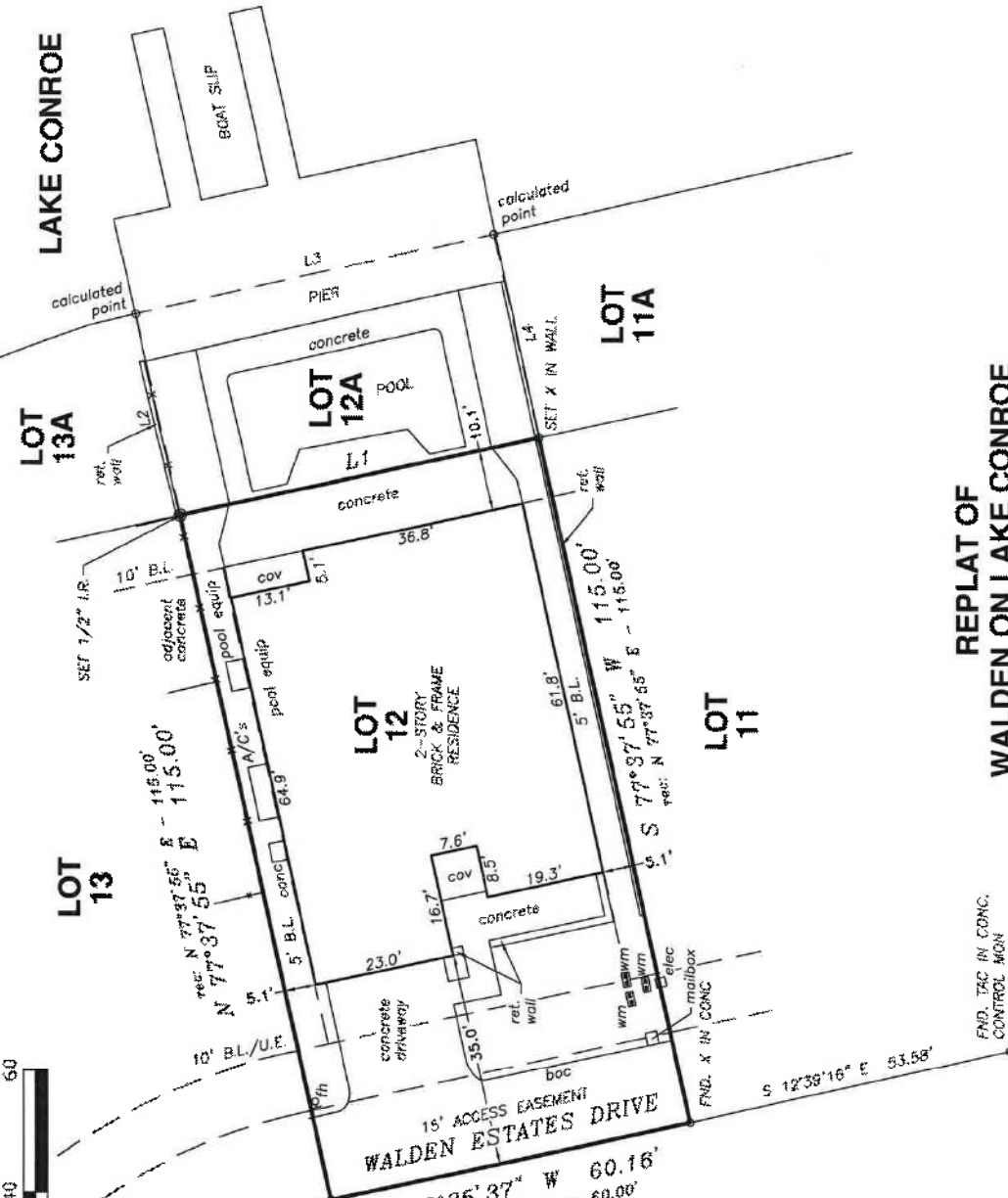
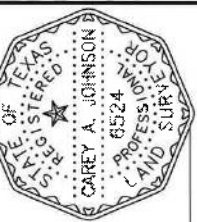


**LAKE CONROE**



**REPLAT OF  
WALDEN ON LAKE CONROE  
BLOCK C, SECTION 7A  
CABINET C, SHEET 78A M.C.M.R.**

LINE	BEARING	DISTANCE
L1	S 12°25'37" E	60.16
L2	N 77°37'55" E	33.79
L3	S 12°54'48" E	60.16
L4	S 77°37'59" W	34.30



Date of Survey: 04-17-2019 VL  
  
Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

**BOUNDARY & IMPROVEMENT  
SURVEY CHERYL ANDRIS RUSSELL  
FOR: WILLIAM L. RUSSELL, III & CHERYL ANDRIS RUSSELL  
3746 WALDEN ESTATES DRIVE  
MONTGOMERY, TEXAS 77336**

Being all of Lot 12, and Lot 12A, a perpetual Easement, Block 1, of the Replat of Walden on Lake Conroe, Section 7A, according to the map or plat thereof, recorded in Cabinet C, Sheet 78A, of the Map Records of Montgomery County, Texas.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
Stewart Title Guaranty Company  
C.F. No. 1924701  
Effective date: April 01, 2019

The Subject Track(s) as shown hereon may be subject to the following restrictive covenants of record:  
Those as per Item 1, Schedule B, of said Title Commitment.

- 1) 5' Side and 10' Rear Building Lines, per C.F. No. 8017111, R.P.M.C.T.
- 2) Easement over and across Lot 12A, for the purpose of maintaining and repairing bulkheads, per C.F. No. 8017111, R.P.M.C.T.
- 3) Terms, Conditions, Stipulations, and Provisions, per Vol. 657, Pg. 766, B.R.M.C.T.
- 4) Terms, Conditions, and Stipulations of Perpetual Easement, per Vol. 697, Pg. 90, & Vol. 633, Pg. 160, D.R.M.C.T.

-Survey valid only when print has original signature of this surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.I.M.A. Flood Insurance Rate Map, Community Panel 48338C 6225 G, effective 08/15/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

**LEGEND**

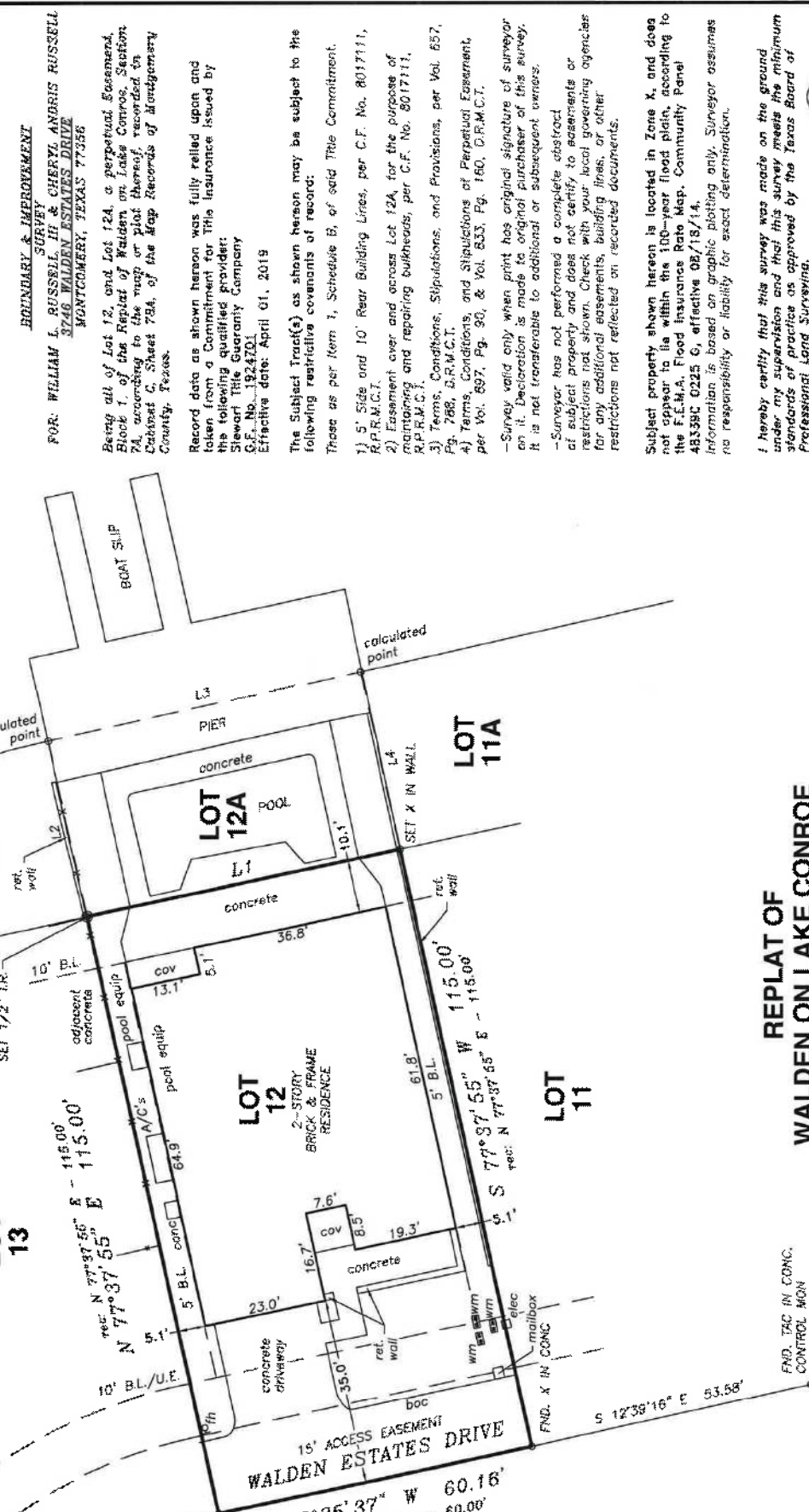
- = fence line
- \*— = a/h. util. line(s)
- wm = water meter
- mh = manhole
- cbi = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- boc = back of curb
- rec. = record call
- B.L. = Building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPDMCT = Real Property Records Montgomery County

**TEXAS**  
PROFESSIONAL  
SURVEYING, LLC  
3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (832) 566-4447 - FAX (832) 566-4448  
WWW.SURVEYINGTEXAS.COM  
PDR# REGISTRATION NO. 100834-00

DRAWING DATE: 04-18-2019  
REVISED:  
DRAWN BY: CPP

PROJECT NO.  
S288-187

**LAKE CONROE**



**BOUNDARY & IMPROVEMENT SURVEY**  
**SURVEY CHERYL ANDRIS RUSSELL**  
**3746 WALDEN ESTATES DRIVE**  
**MONTGOMERY, TEXAS 77306**

Being all of Lot 12, and Lot 12A, a perpetual Easement, Block 1, of the Replat of Walden on Lake Conroe, Section 7A, according to the map or plat thereof, recorded in Cabinet C, Sheet 78A, of the Map Records of Montgomery County, Texas.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
 Stewart Title Guaranty Company  
 C.F. No. 1924701  
 Effective date: April 01, 2019

The Subject Track(s) as shown hereon may be subject to the following restrictive covenants of record:  
 Those as per Item 1, Schedule B, of said Title Commitment.

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I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Date of Survey: 04-17-2019 VL

*Carey A. Johnson*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524

**REPLAT OF  
 WALDEN ON LAKE CONROE  
 BLOCK 1, SECTION 7A  
 CABINET C, SHEET 78A M.C.M.R.**

LINE	BEARING	DISTANCE
L1	S 12°25'37" E	60.16
L2	N 77°37'55" E	33.79
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DRAWING DATE: 04-18-2019  
 REVISED:  
 DRAWN BY: CPP

PROJECT NO. S288-187