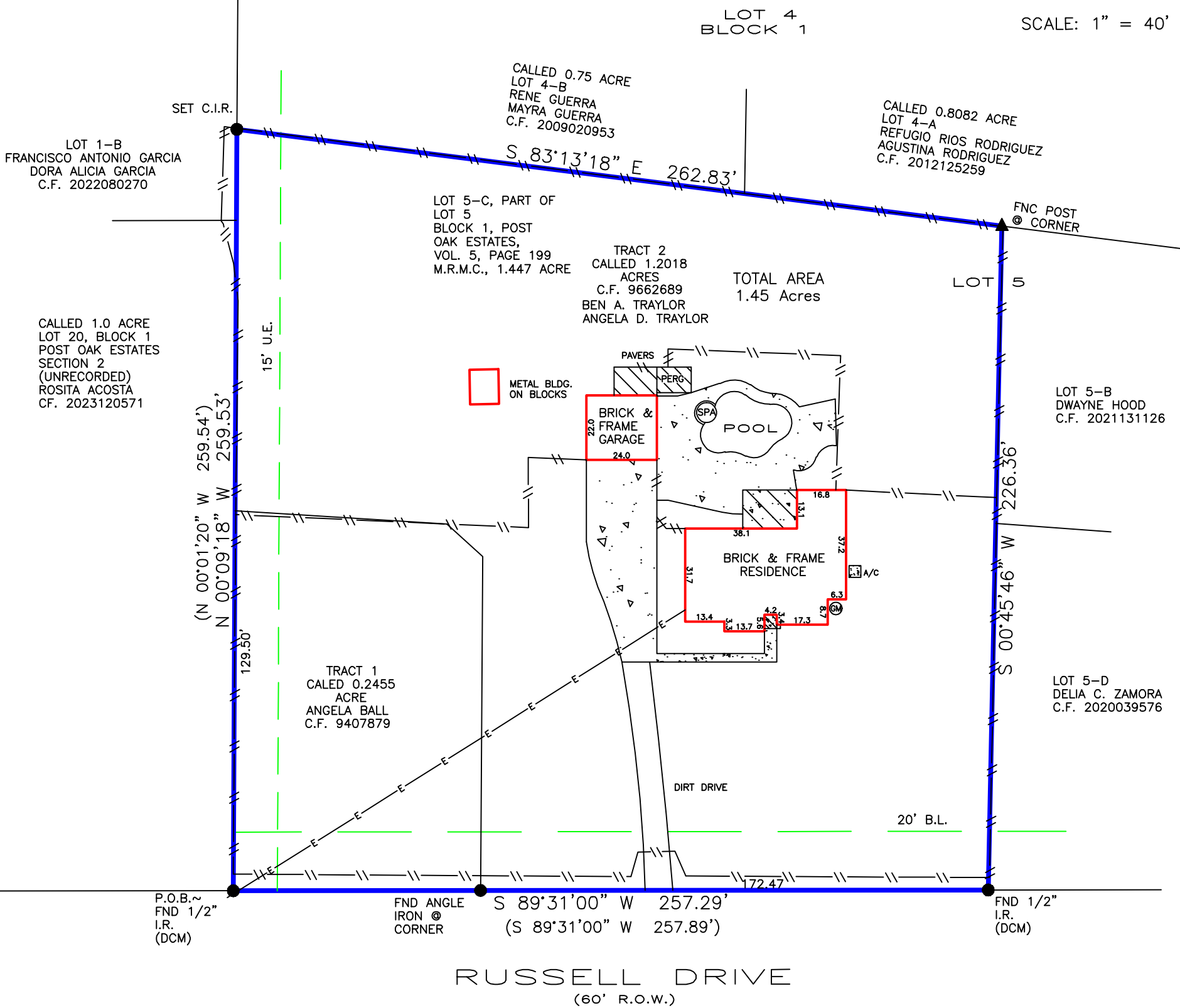




SCALE: 1" = 40'



LEGEND

	OVERHEAD ELECTRIC		COVER
	EASEMENT		CONCRETE
	BUILDING LINE		
	FENCE		
	GAS METER		
	POWER POLE		

NOTES:

- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, GF. NO. 2852209-H080, EFFECTIVE DATE OF JANUARY 5, 2024, ISSUED JANUARY 24, 2024, ARE SHOWN HEREON.
- DEED RESEARCH PERFORMED BY TITLE COMPANY.
- ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS (DCM) ON THE RIGHT-OF-WAY LINE AS PER THE RECORDED PLAT OR VESTING DEED AS APPLICABLE.
- MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
- FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.

TO: FIRST AMERICAN TITLE COMPANY AND WILLOW BEND MORTGAGE COMPANY LLC:

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon. A separate description has been prepared in conjunction with this survey.

Robert A. LaPlant, Jr.

ROBERT A. LaPLANT, Jr. DATE SURVEYED JANUARY 29, 2024 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE. THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF JANUARY 30, 2024

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 713-376-5194 Houston, Texas 77090 orders@houstonlandsurveying.com

	BOUNDARY SURVEY			
	PART OF LOT 5, BLOCK 1 OF POST OAK ESTATES VOLUME 5, PAGE 199 M.R MONTGOMERY COUNTY, TEXAS 1.45 ACRE			
22283 RUSSELL DRIVE, NEW CANEY TEXAS 77357				
SCALE : 1"=40'	DRAWN BY: RAL	FB NO:	APPROVED:	PROJECT NO.: 240052
PURCHASER				
MARCO LOPEZ				

FIRM No. 10145800