



ADDRESS: 31011 SUGAR BEND DRIVE
 MAGNOLIA, TEXAS 77355
 BORROWER:

LOT 10
GALLERIA OAKS ESTATES, SECTION 3

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET C, SHEETS 26-A & B OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
 OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0480 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. C, SHTS. 26-A & B, M.C.M.R. DRAWN BY: PR

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.

JAMES P. WALKOVIK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 2024-01553
 MARCH 07, 2024

