

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1073.41'	74.54'	74.53'	N 73°30'38" W	03°58'43"

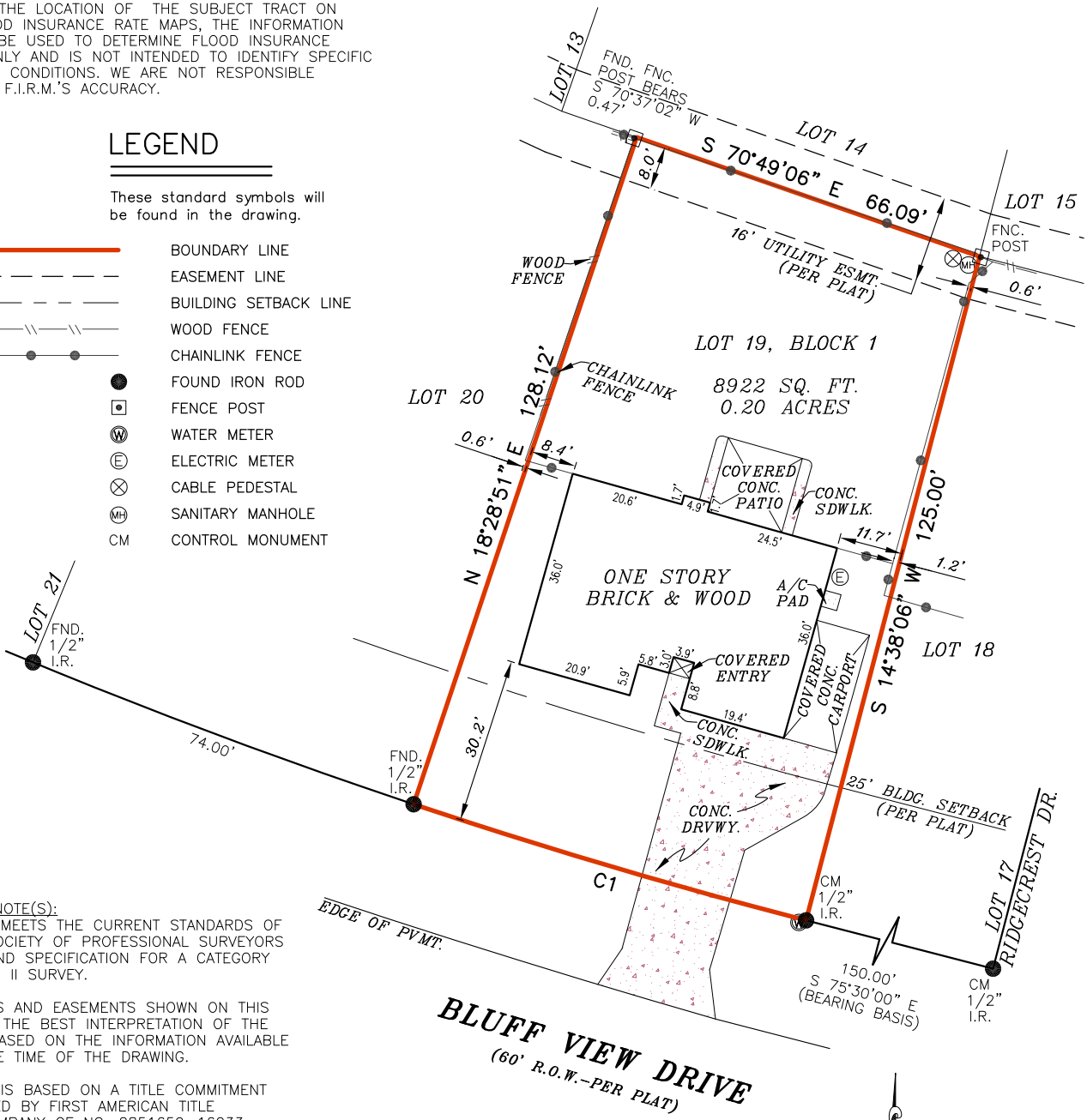
FLOOD INFORMATION
 FIRM: 48339C PANEL: 0225 G
 REV. DATE: 08/18/2014
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- CHAINLINK FENCE
- FOUND IRON ROD
- FENCE POST
- WATER METER
- ELECTRIC METER
- CABLE PEDESTAL
- SANITARY MANHOLE
- CONTROL MONUMENT



SURVEYOR'S NOTE(S):

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY OF NO. 2851659-16033 ISSUED ON 01/16/24.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 816, PAGE 536, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

THE EASEMENT AS RECORDED IN VOLUME 701, PAGE 772, DEED RECORDS, MONTGOMERY COUNTY, TEXAS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

BLUFF VIEW DRIVE
 (60' R.O.W. - PER PLAT)

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIRST AMERICAN TITLE INSURANCE COMPANY** and **DCF PROPERTIES LLC**

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower/Owner: **DCF PROPERTIES LLC**
 Address: **13170 BLUFF VIEW DR., WILLIS, TX 77318** GF No. **2851659-16033**

Legal Description of the Land: LOT 19, BLOCK 1, LAKE CONROE HILLS, SEC. 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 91A (FORMERLY VOLUME 10, PAGE 77), OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET A, SHEET 91A (FORMERLY VOLUME 10, PAGE 77), MAP AND/OR PLAT RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 798, PAGE 241, VOLUME 806, PAGE 329, DEED RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NOS. 8323953, 8357495, 2008039775, 2012017327, 2017066801, 2017067556, 2018118395, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"LAND TITLE" SURVEY

JOB NO.:	2401042481	NO.	REVISION	DATE
DATE:	01/17/24			
DRAWN BY:	SL/AV			
APPROVED BY:	DMC			



Donald Matt Cookston

FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 4733

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Overland Consortium Inc.
Surveyors

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